



Burnett Square, SG14 2HB
Hertford



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Kings Group Hertford are delighted to present this LARGE AND WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT for sale.

This spacious property is the perfect purchase for any first time buyer looking to jump onto the property ladder or any investor looking to add a ready to rent property to their portfolio. This property benefits any new owner with it being well looked after by the current vendors, its ready to move into and just requires someone putting their own stamp on it but it allows you to have a much less stress free purchase. As well as being ready to move into and not requiring a lot of work Burnett Square's location has a lot to offer with the property being close to some of the areas most popular schools with schools such as Richard Hale (1.35 miles), Hertford St Andrews Primary (0.11 miles), and many more to choose from all within walking distance. There are also amazing links to public transport with Hertford North Railway Station being 0.7 miles away and with Five local bus stops being under 0.2 miles away commuting into London and in and around the local and surrounding area is very easy. In addition to the above a new owner will also benefit from having local shops and amenities close by with Hertford Town Centre being a short drive away there is an abundance of banks, supermarkets, restaurants and other high street shops to choose from.

The property comprises of an entrance hall, large kitchen, lounge/diner with access to private balcony and a large master bedroom with built in wardrobes. This first floor apartment not only boasts from being a large one bedroom apartment but also its masses of storage including a loft space, interior and exterior storage cupboards. We highly recommend viewing this amazing property so to avoid missing out please get in touch with the Kings Hertford Branch to arrange an appointment.

£222,500



- ONE BEDROOM APARTMENT
- INTERNALLY SPACIOUS
- LARGE KITCHEN
- LOFT SPACE
- 0.7 MILES FROM HERTFORD NORTH STATION

- LEASEHOLD
- BALCONY
- FITTED WARDROBE
- ABUNDANCE OF STORAGE
- CLOSE TO POPULAR SCHOOLS

Living / Dining Room 14'9 x 12'7 (4.50m x 3.84m)

UPVC double glazed windows to front and side, wood laminate flooring, single radiator, phone, TV and power points, UPVC double glazed patio doors leading to balcony.

Kitchen 11 x 8'9 (3.35m x 2.67m)

UPVC double glazed window to side, lino flooring, heated towel rail, range of wall mounted and base units, integrated gas oven, gas hob, chimney style fan, sink and drainer unit, space for fridge/freezer, plumbed for washing machine, power points with USB points aswell.

Bedroom 12'2 x 11'6 (3.71m x 3.51m)

UPVC double glazed window to front, carpeted, single radiator, built in storage cupboard, built in wardrobes, power points.

Bathroom 7'3 x 6'1 (2.21m x 1.85m)

UPVC double glazed opaque window, tiled flooring, part tiled walls, heated towel rail, panel enclosed bath with thermostatically controlled shower attachment, low level WC and hand was basin.

External

Two outside storage cupboards, Communal Garden

Lease / Charges

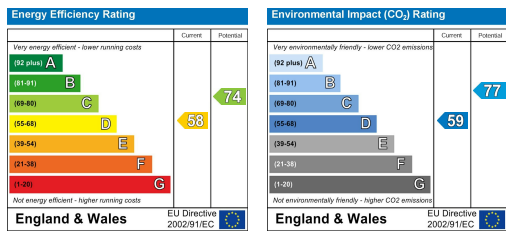
92 Years approx.

£1000 P.A approx,

£10 P.A approx.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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