



Halley's Ridge, SG14 2TQ
Hertford





kings
GROUP

Halleys Ridge, SG14 2TQ

Kings Group Hertford are delighted to present this LARGE AND WELL PRESENTED ONE BEDROOM GROUND FLOOR MAISONETTE 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. Halleys Ridge has a lot to offer with the property being close to some of the areas most popular schools with schools such as Richard Hale (1.9 miles), Hertford St Andrews Primary (0.8 miles), also St Joseph's primary (0.75 miles) and many more to choose from all in close proximity. There are also amazing links to public transport with Hertford North Railway Station being 0.6 miles walking distance away and with local bus stops being a short walk away meaning 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. There are also more local shops being only 0.6 miles away.

The property comprises of a large lounge leading to an brand new open plan kitchen with integral appliances, stunning bathroom and a large master bedroom. This ground floor maisonette not only boasts from being a large one bedroom apartment but also its masses of storage in the form of an exterior storage cupboard. 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.

£240,000



- ONE BEDROOM GROUND FLOOR MAISONETTE
- MODERN KITCHEN
- PRIVATE FRONT GARDEN
- WALKING DISTANCE TO LOCAL SHOPS
- 0.6 MILE WALK AWAY FROM HERTFORD NORTH STATION

- LONG LEASE
- BEAUTIFUL BATHROOM
- ALLOCATED PARKING
- CLOSE PROXIMITY TO SOUGHT AFTER SCHOOLS
- COUNCIL TAX BAND C

Kitchen / Lounge 20'59 x 14'95 (6.10m x 4.27m)

Double glazed window at front aspect, Double radiator, Carpeted flooring, Phone point, TV aerial point, Power points, Single radiator, Stone tiled flooring, Tiled splash backs, Marble effect work surfaces, Integrated Electric oven with electric hob, Hood style extractor fan, Drainer unit sink, Integrated fridge, Integrated freezer, Integrated Washing machine, Power points

Bathroom 7'42 x 5'59 (2.13m x 1.52m)

Single radiator, Stone tiled flooring, Extractor fan, Panel enclosed bath with electric shower attached, Pedestal wash basin, Low level WC, Tiled walls

Bedroom 9'75 x 11'02 (2.74m x 3.40m)

Double glazed window at rear aspect, Double radiator, Carpeted flooring, Airing cupboard, TV aerial point, Power points

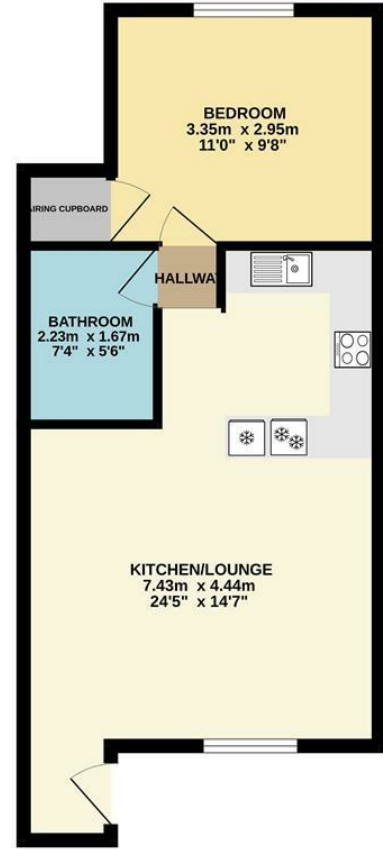


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. Made with Metropix ©2023

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

