



North Road, SG14 1NR  
Hertford





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# North Road, SG14 1NR

Kings Group are delighted to bring to market this 990sqft TWO DOUBLE BEDROOM CONVERTED CHAPEL APARTMENT FOR SALE in a very sought after location.

Florence Court offers a new owner an abundance of benefits. Along with the property being well kept and very spacious internally, this first floor converted Chapel is truly unique and bursting with character.

The property is comprised of two double bedrooms, a large lounge / diner with spectacular 5 metre high domed ceilings with original stained glass windows. The Kitchen is practical with all integrated modern appliances. The bathroom is a well proportioned great size bathroom and there is an office space on the side of the lounge. Additionally, the property is also complimented with an allocated parking spot within a gated car park. This property is also a Grade II listed building.

This fantastic apartment offers amazing links to both Hertford North Railway Station (0.19 miles) and Hertford East Railway Station (0.71 miles) with both lines offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Abel Smith (0.71 miles), and Simon Balle All-Through School (0.86 miles). Local shops and amenities are also close by Hertford Town Centre being a stones throw away there is an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

## Offers Over £350,000



- TWO BEDROOM CONVERTED CHAPEL
- ONE OF A KIND CHARACTER PROPERTY
- GREAT CONDITION THROUGHOUT
- 0.2 MILES FROM HERTFORD NORTH STATION
- WITHIN CATCHMENT AREA OF RICHARD HALE, MILL MEAD PRIMARY AND OTHER PRIMARY AND SECONDARY SCHOOLS

**Entrance Hall 18'35 x 7'35 (5.49m x 2.13m)**

Single radiator, Stripped wood flooring, Power points

**Kitchen 5'36 x 7'34 (1.52m x 2.13m )**

Sash window at rear aspect, Tiled flooring, Integrated oven with electric hob, Chimney style extractor fan, Sink with drainer unit, Integrated fridge freezer, Integrated washing machine, Integrated dishwasher

**Lounge / Diner 19'73 x 24'58 (5.79m x 7.32m)**

Single glazed, stained glass windows at front rear and side aspect, Double radiator, Phone point, TV aerial point, Power points

**Office 3'47 x 7'31 (0.91m x 2.13m)**

Arched opening from lounge as primary access, Sash window at side aspect, Power points, Secondary access door from hallway

**Hallway 5'67 x 5'01 (1.52m x 1.55m)**

Carpeted flooring, Power points, Access to Bedroom Two and Office

**Bedroom One 14'10 x 9'29 (4.52m x 2.74m)**

Sash window at side aspect, Single radiator, Carpeted flooring, Power points

**Bedroom Two 7'89 x 9'02 (2.13m x 2.79m)**

Sash window at side aspect, Double radiator, Carpeted flooring, Power points

**Bathroom 9'06 x 9'19 (2.90m x 2.74m)**

Sash window at side aspect, Heated towel rail, Tiled flooring, Panel enclosed bath with shower attached, Shaver point, Access to airing cupboard

**Lease**

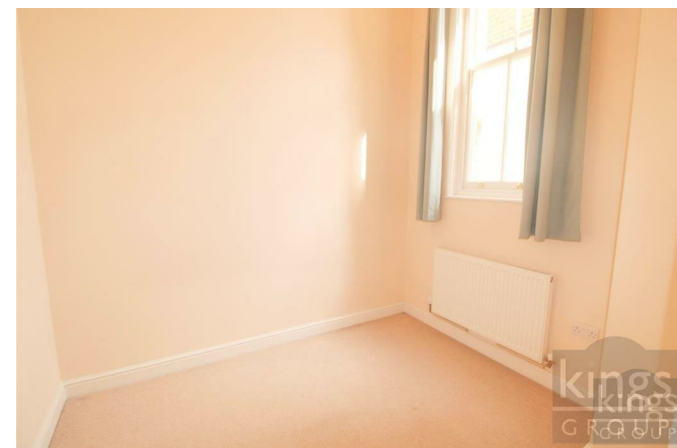
- RECENTLY EXTENDED LEASE
- GATED ALLOCATED PARKING
- INTERNALLY SPACIOUS
- 0.5 MILES FROM HERTFORD TOWN CENTRE
- COUNCIL TAX BAND D

Lease Length - 171 Years

Service Charge - £260 per month

Ground Rent - £0

GRADE II LISTED BUILDING



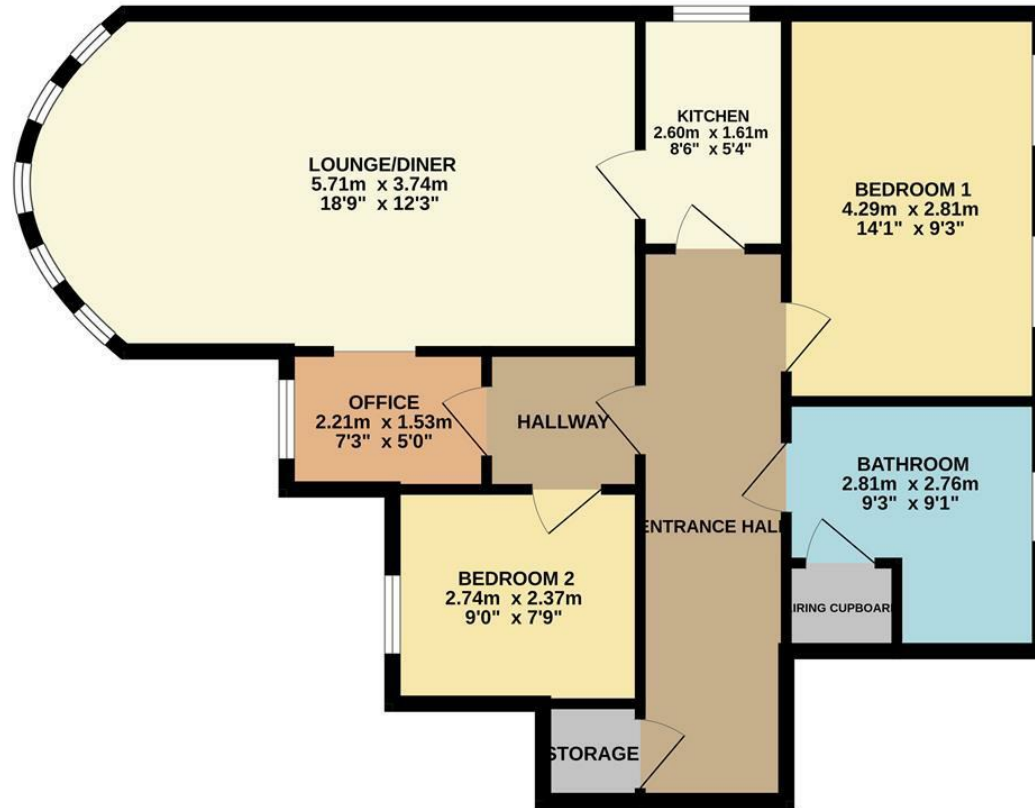
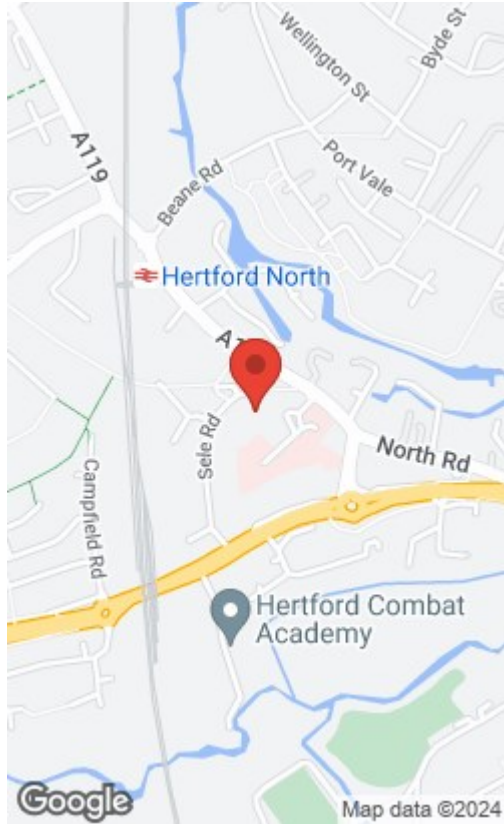






# GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>76</b>	<b>80</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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.  
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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.

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