



SOLD
kings
GROUP
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Market Court, Railway Street, SG14 1BA
Hertford



GROUP



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** CHAIN FREE!! **

INCLUDES ALLOCATED PARKING IN THE HEART OF THE TOWN CENTRE.

Elegantly arranged on the second floor of this converted building, is this beautifully presented apartment enjoying roof top views. Boasting contemporary style interior, well proportioned living space and an abundance of natural light.

Composed of; inviting hallway, open plan reception to fitted kitchen, 2 double bedrooms and luxury chic four piece bathroom suite. Situated in heart of the town centre and located in the historic county town of Hertford.

The property is within close proximity to local bars, restaurants, leisure facilities and both Hertford railway stations but seconds from Hertford East station. This residence offers an allocated parking space and entry phone system along with an excellent length lease and how service charges and ground rents!

By Auction £230,000



- **TWO BEDROOM APARTMENT**
- **753 SQ FT APPROX.**
- **ALLOCATED PARKING**
- **115 YEAR LEASE APPROX**
- **FITTED KITCHEN**

- **LEASEHOLD**
- **TOWN CENTRE LOCATION**
- **CHAIN FREE**
- **CLOSE TO HERTFORD EAST TRAIN STATION**
- **LARGE BEDROOMS**

ENTRANCE

Entrance is via a spacious communal hallway and stairs with entry phone security door leading up to the apartment.

Service charge & ground rent combined £120 per month approx.
Council Tax Band C

ENTRANCE HALL 9'1 x 7'7 (2.77m x 2.31m)

Airing cupboard housing hot water cylinder, solid Oak flooring, inset spot lights, doors to:

LIVING ROOM 17'0 x 17'6 (5.18m x 5.33m)

Double glazed windows with rooftop views, solid oak flooring, inset spot lights.

KITCHEN AREA

A range of high and low level gloss wall units with granite worktops and splash backs. Built in halogen hobs with stainless steel oven below and extractor hood over. Fully integrated fridge/ freezer, dishwasher and washer dryer. Inset stainless steel sink unit.

BEDROOM ONE 15'6 x 9'0 (4.72m x 2.74m)

Double glazed window, inset spot lights.

BEDROOM TWO 14'8 x 7'7 (4.47m x 2.31m)

Double glazed window, inset spotlights.

BATHROOM 8'10 x 6'9 (2.69m x 2.06m)

Four piece suite comprising of tiled enclosed bath, vanity wash hand basin with storage under, large enclosed shower and a concealed cistern WC. Fully tiled walls and floors, inset sport lights, under floor heating, extractor fan.

PARKING

The apartment has the benefit of an allocated space for one car with barrier.

LEASE / CHARGES / COUNCIL TAX

115 YEARS APPROX.









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	75	82

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



SECOND FLOOR



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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