



Sele Mill, SG14 1LD
Hertfordshire





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Kings group are DELIGHTED to bring to market this TWO DOUBLE BEDROOM TOP FLOOR APARTMENT for sale within a stones throw from Hertford town centre.

The property is comprised of a good size bedroom one, a great size second bedroom, a naturally bright lounge, the kitchen is practical with the counter tops being shared with dining purposes. The bathroom is a well proportioned great size bathroom. Additionally, the property is also complimented with an allocated parking spot amongst a gated development and has communal gardens which back on to the River Beane.

This fantastic apartment offers amazing links to both Hertford North Railway Station (0.18 miles) and Hertford East Railway Station (0.64 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 (0.65 miles), and Duncombe School (0.41 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.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

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!

£300,000



- **TWO BEDROOM TOP FLOOR APARTMENT**

- **ALLOCATED PARKING**

- **ACCESS TO LOFT FOR STORAGE**

- **WITHIN CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS**

- **0.5 MILES FROM HERTFORD TOWN CENTRE**

Entrance Hall 15'9 x 10'2 (4.80m x 3.10m)

Single radiator, Stripped wood flooring, Smoke alarm , Power points

Kitchen / Lounge 12'4 x 21'7 (3.76m x 6.58m)

Double glazed windows at side aspect, Single radiator, Stripped wood flooring, Phone points, TV aerial point, Phone point, Coved ceiling , Integrated oven with electric hob, Hood style extractor fan, Sink with drainer unit, Integrated fridge freezer, Integrated washing machine, Integrated dishwasher

Bedroom One 9'1 x 11'5 (2.77m x 3.48m)

Double glazed window at side aspect, Single radiator, Carpeted flooring, Built in wardrobe, TV aerial point, Power points, Coved ceiling

Bedroom Two 6'8 x 12'1 (2.03m x 3.68m)

Double glazed window at side aspect, Single radiator, Carpeted flooring, Power points, Coved ceiling

Bathroom 6'10 x 6'4 (2.08m x 1.93m)

Double glazed window at side aspect, Heated towel rail, Laminate flooring, Panel enclosed bath with shower attached, Wash basin with mixer tap, Low level WC, Tiled walls, Coved ceiling

- **105 YEAR LONG LEASE**

- **CHAIN FREE**

- **GATED DEVELOPMENT**

- **0.2 MILES FROM HERTFORD NORTH TRAIN STATION AND 0.65 MILES FROM HERTFORD EAST TRAIN STATION**

- **COUNCIL TAX BAND D**





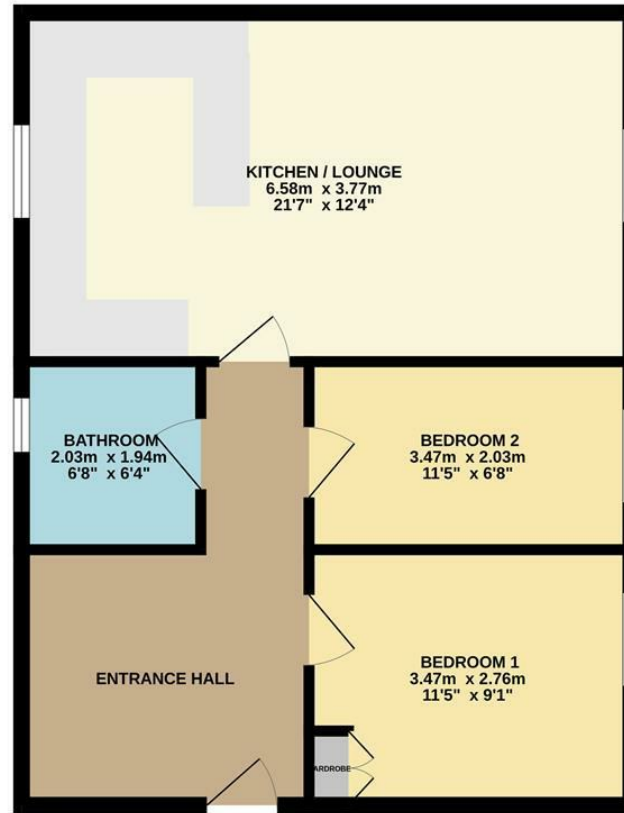
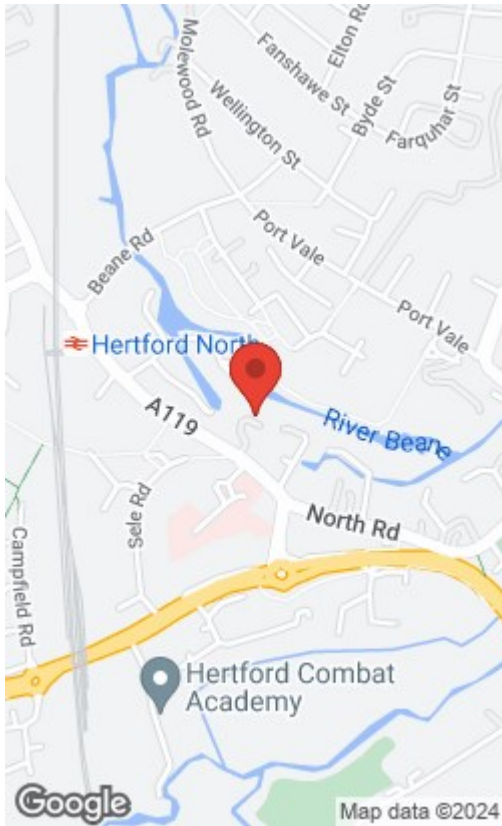
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80)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

GROUND FLOOR
56.3 sq.m. (606 sq.ft.) approx.



TOTAL FLOOR AREA : 56.3 sq.m. (606 sq.ft.) approx.

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 is given as to their operability or efficiency can be given.
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