



St. Andrew Street, SG14 1HZ
Hertford





kings
GROUP

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Kings Group Hertford are delighted to offer this CHAIN FREE TWO BEDROOM FLAT IN THE HEART OF HERTFORD TOWN CENTRE

This two bedroom flat is in ideal purchase for an investor looking to add a fantastic property to their portfolio. There are a number of benefits that St Andrews Street has to offer, one of the major benefits is the property's location with it being located in the heart of Hertford Town Centre. The property is surrounded by everything a home needs for day to day life and for future growth. Commuting into London is also very easy with both Hertford North and Hertford East stations being a short walk away. Some of the areas highest rated schools are also walking distance away such as Abel Smith School (0.4 miles) and Simon Balle All Through School (0.8 miles).

The accommodation comprises of entrance hall, a spacious lounge, a practical kitchen, Two double bedrooms complimented with built in wardrobes, family bathroom, Gas central heating and entry phone system. We highly recommend internal viewings on this fantastic property to avoid missing out please contact us on 01992 586 570 to arrange an appointment.

Asking Price £235,000



- **TWO BEDROOM APARTMENT**
- **CHAIN FREE**
- **TWO DOUBLE BEDROOMS**
- **STONES THROW FROM HERTFORD TOWN CENTRE**
- **CLOSE PROXIMITY TO SOUGHT AFTER SCHOOLS**

Entrance Hall

Single glazed window at front aspect, Double radiator, Lino flooring, Smoke alarm, Power points

Lounge 10'55 x 9'90 (3.05m x 2.74m)

Single glazed window at front aspect, Single radiator, Lino flooring, Built in wardrobes, Power points

Kitchen 10'48 x 11'59 (3.05m x 3.35m)

Single glazed window side aspect, Double radiator, Tiled flooring, Tiled splash backs, Integrated electric oven with electric hob, Hood extractor fan, Sink with drainer unit, Plumbing for washing machine, Plumbing for dishwasher, Power points

Bathroom 5'58 x 8'15 (1.52m x 2.44m)

Single glazed opaque window at side aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Wash basin with vanity unit under, Low level WC, Part tiled walls

Bedroom One 11'62 x 15'83 (3.35m x 4.57m)

Single glazed window at side aspect, Double radiator, Lino flooring, TV aerial point, Phone point, Power points, Spotlights

Bedroom Two 11'61 x 10'86 (3.35m x 3.05m)

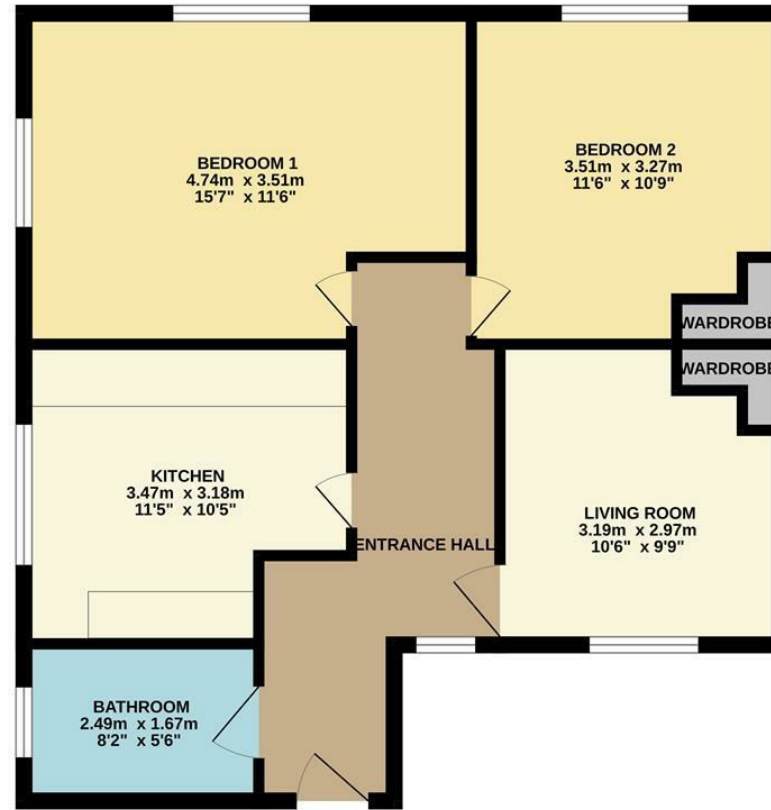
Single glazed window at rear aspect, Single radiator, Lino flooring, Built in wardrobes, TV aerial point, Power points

- **LEASEHOLD**
- **INTERNALLY SPACIOUS**
- **GAS CENTRAL HEATING**
- **WALKING DISTANCE TO BOTH HERTFORD NORTH AND HERTFORD EAST TRAIN STATION**
- **COUNCIL TAX BAND C**



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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

GROUND FLOOR
60.2 sq.m. (648 sq.ft.) approx.



TOTAL FLOOR AREA : 60.2 sq.m. (648 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 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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