

Hutton Close, SG14 2DN
Hertford





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****CHAIN FREE!!! ZERO STAMP DUTY FOR FIRST TIME BUYERS** - A first floor internally newly developed apartment with a completely modern interior and brand new fittings in every room. This property prides not only its ultra modern interior as well as its close proximity to the Hertford town centre and Hertford North Station.

The apartment has brand new flooring throughout all rooms and a fresh newly fitted kitchen with a glossy finish and marbled top along with a bathroom has a brand new 3 piece suite and modern finish.

Boasting its spacious bedrooms and a large living room with space for dining and a Juliet balcony overlooking the quiet communal garden. The apartment also comes with an abundance of parking and masses of storage.

LOW SERVICE CHARGE & GROUND RENT

****Please note this property is still undergoing refurbishment, the photos shown are NOT the finished renovation****

Asking Price £250,000



LEASE

97 YEARS APPROX.

SERVICE CHARGE

£300 EVERY 6 MONTHS

GROUN RENT

£10 PER YEAR APPROX.

KITCHEN 9'59 x 9'56 (2.74m x 2.74m)

LIVING ROOM 11'10 x 16'06 (3.61m x 5.03m)

BEDROOM 1 11'11 x 13'68 (3.63m x 3.96m)

BEDROOM 2 13'66 x 8'12 (3.96m x 2.44m)

BATHROOM 9'43 x 4'76 (2.74m x 1.22m)

INTERNAL STORAGE 8'62 x 2'53 (2.44m x 0.61m)

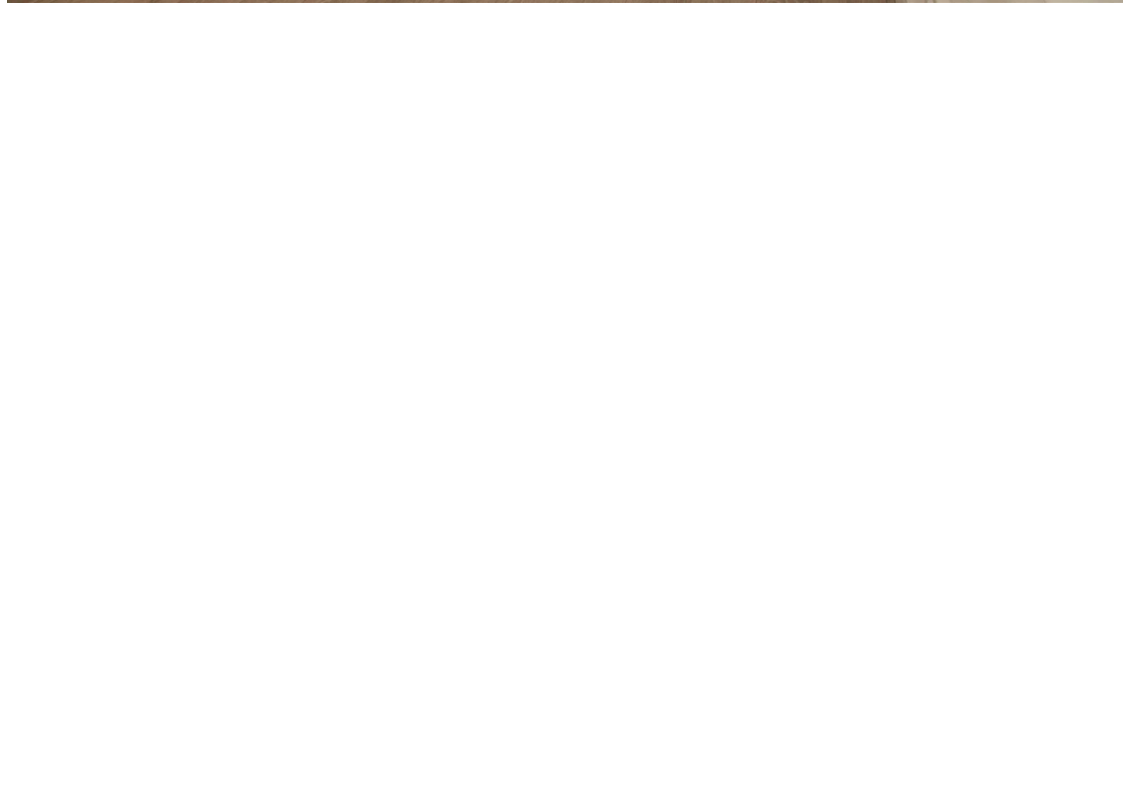
COMMUNAL GARDEN

EXTERNAL STORAGE









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) 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		



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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