



Farm Close, HERTFORD, SG14 2DP

welcome to

Farm Close, HERTFORD

****LONG LEASE & LOW CHARGES****This top-floor STUDIO flat offers an open plan living space making it ideal for a first-time buyer or investor. Situated conveniently within walking distance to Hertford North train line, Hertford town centre and local shops, the property boasts a prime location.



-Accommodation Overview-

Entrance Hall:

Two storage cupboards, door to bathroom and living room.

Living Space:

17' 1" x 12' 5" (5.21m x 3.78m)

Double glazed window to rear aspect, laminate wood flooring, radiator.

Kitchen:

10' 9" x 6' 5" (3.28m x 1.96m)

Fitted wall and base units with work surface over, single bowl stainless steel sink unit with mixer tap over, gas hob with oven beneath, space for dishwasher, partly tiled walls, double glazed window, space for fridge freezer, extractor fan, space for microwave, space for washing machine.

Bathroom:

Three piece suite comprising of panel enclosed bath with wall mounted shower unit over, wash hand basin with twin taps, WC, partly tiled walls, obscure double glazed window to side aspect, radiator.

-Exterior-

About Hertford:

The property is less than 0/5 miles from Hertford North train station which serve London Moorgate & Finsbury Park. The town centre is a further 0.5 miles which makes this property ideally located for the local shop and good transport links.

Hertford is a historic market town in Hertfordshire. Situated about 20 miles north of London, its' known for its picturesque riverside setting along the Rive Lea and its charring Georgian and Victorian architecture. The town features a mix of independent shops, cafes and restaurants along with several historic landmarks including Hertford Castle. Hertford also boasts lots of green spaces and parks, including Hartham Common and Panhandler Park making it a desirable place to live and visit. Additionally the town hosts various cultural events and festivals throughout the year.



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Welcome to

Farm Close, HERTFORD

- **STUDIO FLAT**
- Walking Distance To Hertford North Train Station
- Moments Walk To Local Parade Of Shops
- Fitted Bathroom & Kitchen
- Ideal For First Time Buyers Or Investors

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Sep 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 36.6 m² (394 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com

Offers In Excess Of
£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107226 - 0002

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