

Farm Close, HERTFORD, SG14 2DP



### welcome to

# **Farm Close, HERTFORD**

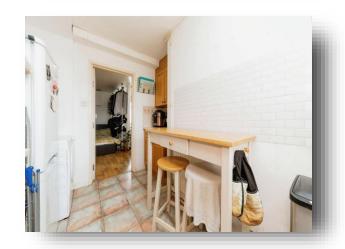
\*\*LONG LEASE & LOW CHARGES\*\*This top-floor STUDIO flat offers an open plan living space making it ideal for a first-time buyer or investor. Situated conveniently within walking distance to Hertford North train line, Hertford town centre and local shops, the property boasts a prime location.













#### -Accommodation Overview-

#### **Entrance Hall:**

Two storage cupboards, door to bathroom and living room.

### **Living Space:**

17' 1" x 12<sup>-</sup> 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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### 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.

Offers In Excess Of

£150,000









Welwyn Rd B1000 Google Map data @2024

Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HFD107226



Property Ref: HFD107226 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

and boundaries of the property and other important matters before exchange of contracts.



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1FR



william h brown

williamhbrown.co.uk

01992 586501

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