



Hampton Court Ware Road, Hertford, SG13 7AR



Welcome to

Hampton Court Ware Road, Hertford

This larger than average bright and spacious one double bedroom, one bathroom top floor apartment boasts a generously sized double bedroom with fitted wardrobes. The residence offers a well-presented dual aspect kitchen/living/dining area with modern built-in appliances, creating a bright and spacious atmosphere. The property includes a modern family bathroom, ample storage space, allocated parking to the rear and the added advantage of a good lease. Conveniently located, it's just a short stroll away from both Hertford and Ware.



-Accommodation Overview-

Entrance Hall:

Large storage cupboard, power points.

Open Plan Lounge/Kitchen:

17' 10" x 17' 8" (5.44m x 5.38m)

Double glazed window to side & rear aspect, storage cupboard, radiator.

Open Plan Kitchen:

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, gas hob with electric oven beneath and extractor canopy over, integrated fridge freezer, integrated washing machine, spot lighting.

Bedroom:

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed window to rear aspect, fitted wardrobes, carpet flooring, power points, radiator.

Bathroom:

Three piece suite comprising of tiled enclosed bath with shower and mixer tap, wash hand basin, WC, tiled walls, wall mounted mirror, obscure double glazed window.

-Exterior-

Parking:

One allocated parking space.



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Welcome to Hampton Court Ware Road,

- One Double Bedroom Top Floor Apartment
- NHBC Warranty
- One Allocated Parking Space
- Fitted Kitchen
- Good Transport Links
- Ideal For First Time Buyers
- Walking Distance To Hertford Town & Hertford East Train Station

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jul 2018. 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
£255,000



Total floor area 56.8 m² (611 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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107390 - 0002

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