



Arnold Close, Hertford, SG13 7ES



Welcome to

Arnold Close, Hertford

A bright and spacious two double bedroom apartment situated within this modern and sought after development on the east side of town. The apartment is well presented with open plan lounge with patio doors leading to a private balcony, spacious open plan kitchen with integrated appliances, two double bedrooms with en suite to master bedroom and a separate modern fitted bathroom. Further benefits include allocated parking and a 4 minute car journey to Hertford Town and Hertford East railway line. The property is also within the catchment of some good schools.



-Accommodation Overview-

Entrance Hall:

Two storage cupboards, radiator.

Open Plan Lounge/Kitchen:

20' x 10' 9" (6.10m x 3.28m)

Double glazed window & additional small window, double glazed patio doors leading to own private balcony, radiator.

Kitchen Area:

Fitted wall and base units with work surface over, one and half bowl single drainer stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, built in oven, space for fridge freezer, space for washing machine.

Bedroom One:

15' x 9' 2" (4.57m x 2.79m)

Double glazed window to front aspect, radiator, door to en-suite shower room.

En-Suite Shower Room:

Walk in shower cubicle with wall mounted shower over and glass doors, wash hand basin with mixer tap over, WC, radiator, extractor fan.

Bedroom Two:

12' x 9' 9" (3.66m x 2.97m)

Dual aspect double glazed window, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin with mixer tap over, WC, obscure double glazed window, partly tiled walls.

-Exterior-

Parking:

Allocated parking and additional visitor parking.



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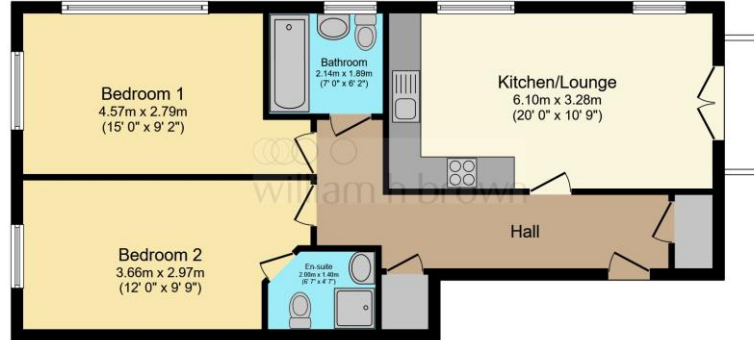
Arnold Close, Hertford

- Modern Two Bedroom Apartment
- En-Suite To Master Bedroom
- Modern Bathroom
- Open Plan Lounge/Kitchen
- Allocated Parking
- Private Balcony
- Walking Distance To Hertford Town & Hertford & Ware Train Station

Tenure: Leasehold EPC Rating: B

Offers In Excess Of

£318,000



Total floor area 70.3 sq.m. (757 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HFD106888 - 0002

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Please note the marker reflects the postcode not the actual property

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