



**Mill Road, Hertford, SG14 1SS**



## Welcome to Mill Road, Hertford

This bright and spacious modern first-floor apartment offers an ideal living space, featuring two generously sized double bedrooms. The master bedroom benefits from an en-suite bathroom for added convenience. The open-plan kitchen and dining area is perfect for entertaining, with sleek built-in appliances that blend style with functionality. Located within walking distance to Hertford town centre, Hertford East railway station, and local shops, this apartment is perfectly positioned for both convenience and leisure. Adding to its appeal, the apartment comes with a long lease, ensuring peace of mind for future ownership. It also includes a private, secluded outdoor space, providing a tranquil retreat. Residents can enjoy the added benefits of secure gated parking and a lift, enhancing both security and ease of access.



## -Accommodation Overview-

### Entrance Hall:

Storage cupboard, radiator.

### Open Plan Lounge/Kitchen:

21' 6" max x 12' 4" into cupboards ( 6.55m max x 3.76m into cupboards )

Double glazed patio door leading to private patio area, power points, carpet, radiator.

### Kitchen:

A range of wall and base units with work surface over, sink unit with mixer tap over, electric hob with extractor canopy over, electric oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, spot lighting.

### Bedroom One:

10' 9" max x 10' 8" into wardrobes ( 3.28m max x 3.25m into wardrobes )

Double glazed window to rear aspect, fitted wardrobes, power points, radiator, door leading to en-suite shower room.

### En-Suite Shower Room:

Shower cubicle with shower unit and glass screen, wash hand basin with mixer tap, WC, spot lighting, mirror.

### Bedroom Two:

10' 9" max x 9' 6" max ( 3.28m max x 2.90m max )

Double glazed window to rear aspect, power points, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, chrome heated towel rail.

### -Exterior-

### Outside Space:

Patio area great for seating and dining, pots and plants.

### Parking:

One underground parking space.



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## Welcome to Mill Road, Hertford

- Two Double Bedroom First Floor Apartment
- Own Private Patio Area
- Walking Distance To Hertford East Train Station & Town
- Open Plan Kitchen/Lounge
- Underground Parking Space & Lift
- En-Suite Shower Room & Family Bathroom
- Long Lease
- Ideal For First Time Buyers Or Commuters

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price **£350,000**



Please note the marker reflects the postcode not the actual property

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