



Mead Lane, Hertford, SG13 7GA



Welcome to Mead Lane, Hertford

****Share Ownership** 60% Share**** This modern one-bedroom GROUND FLOOR apartment offers a bright and spacious living environment, enhanced by dual-aspect windows and direct access to a private garden. The open-plan kitchen and living area is designed for contemporary living, featuring a modern kitchen equipped with built-in appliances. The double bedroom includes built-in wardrobes, providing ample storage space, and is complemented by a family bathroom. Situated within walking distance to Hertford East Railway Station (0.1 miles), Hertford town centre, and Hartham Common, the apartment is ideally located for both commuting and leisure. Additional benefits include double glazing, a long lease and allocated parking. This property is ideal for first-time buyers or investors seeking a well-appointed home in a convenient location. You can purchase either at 100% or 60% Share available, please enquire for further information. Please enquire for further information. A Viewing is highly recommended to fully appreciate all this property has to offer!



-Accommodation Overview-

Communal Entrance:

Main front door leading to communal entrance via buzzer system, stairs to all floors.

Entrance Hall:

Storage cupboard, radiator.

Open Plan Lounge/Kitchen:

20' 8" x 10' 1" (6.30m x 3.07m)

Double glazed window and patio door leading to outside space, door to side patio, wood flooring, radiator.

Kitchen Area:

Fitted wall and base units with work surface over, under unit lighting, one and half stainless-steel sink unit with drainer, integrated fridge freezer, gas hob with extractor canopy over and oven beneath, integrated washing machine,

Bedroom One:

10' 8" x 9' 9" exl. wardrobes (3.25m x 2.97m exl. wardrobes
Double glazed window, fitted wardrobes, radiator.

Bathroom:

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

-Exterior-

Outside Patio:

Wrap around patio area, railings and planted boarder.

Parking:

One allocated parking space.

Agent Notes:

This property is currently under shared ownership in conjunction with Sovereign Network Group (SNG) who have criteria for any purchase, the advertised price is for the sellers 60% share. £363 per month is paid to the Housing Association as rent for the retained share. Service Charge is £209.42 per month and there is no Ground Rent. Please contact with SNG for guidance on purchase requirements.

In addition (SNG) have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 60% share and the remaining 40% share from (SNG) to enable a Freehold purchase on completion. Your conveyance will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

Links:

Full Market Value:

[1 bedroom apartment for sale in Mead Lane, Hertford, SG13](#)



Welcome to Mead Lane, Hertford

- ****PRIVATE WRAP AROUND PATIO TERRACE****
- Share Ownership 60% Share
- Modern Ground Floor Apartment
- Modern Fitted Kitchen
- Secure Allocated Parking
- Open Plan Living Space
- LONG LEASE

Tenure: Leasehold EPC Rating: C

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.



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.localagent.com

Share Ownership

£156,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD107709



Property Ref:
HFD107709 - 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 guidance 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.

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