

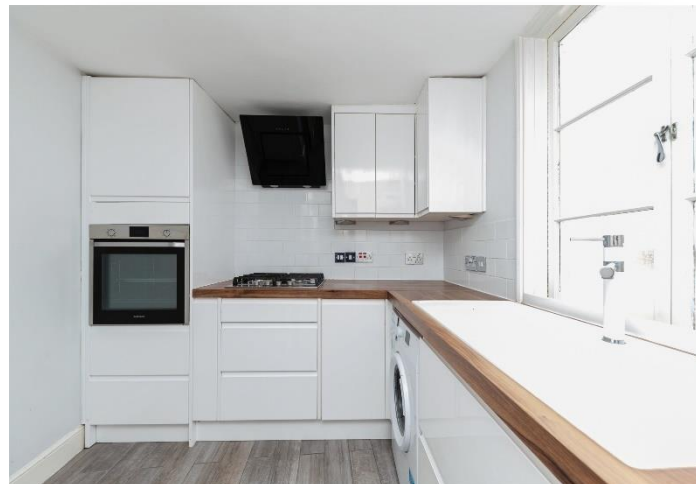


**Honey Lane, Hertford, SG14 1DN**



## Welcome to Honey Lane, Hertford

Tucked away in the heart of Hertford town centre, this bright and spacious one double bedroom second-floor share of freehold apartment offers the perfect blend of period charm and modern living. Larger than average, the property features beautiful period details including sash windows and original fireplaces, complemented by a stylish modern kitchen and bathroom. The apartment boasts a generously sized, light-filled living room and a comfortable double bedroom, making it an ideal first-time purchase. Offered with a share of the freehold and no onward chain, it presents a rare opportunity to secure a characterful home in a prime location. Ideally located for both Hertford North and Hertford East railway stations, Hartham Common, and a wide selection of local shops, this superb apartment perfectly combines town centre convenience with peaceful living.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## -Accommodation Overview-

### Communal Door:

Communal door, stairs to flat.

### Entrance Hall:

Door leading to all rooms.

### Lounge:

18' 6" max x 13' 3" max (5.64m max x 4.04m max )  
Quadruple windows to front aspect, fireplace, radiator.

### Kitchen:

9' 6" max x 8' 1" max (2.90m max x 2.46m max )  
Fitted wall and base units with work surface over, one and half sink unit with drainer, four ring gas hob with extractor canopy over, eye-level oven, space for washing machine, integrated fridge, wall mounted boiler, opaque sash window.

### Bedroom One:

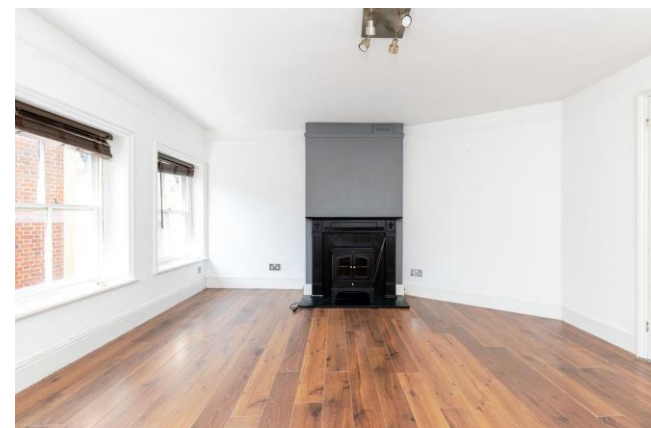
11' 2" excluding wardrobes x 8' 6" (3.40m excluding wardrobes x 2.59m )  
Window to side aspect, integrated wardrobes, feature fireplace, radiator.

### Bathroom:

Three-piece suite comprising of low-level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap and rainfall shower head above, chrome heated towel rail, tiled throughout and opaque sash window to side.

### About Hertford:

Hertford is an historic market town, it has so much to offer with an array of shops, pubs and restaurants, doctors, gyms, two train stations and its very own Museum. It is within easy walking distance of both Hertford North and Hertford East train stations, serving Moorgate, Kings Cross and Liverpool Street.



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## Welcome to Honey Lane, Hertford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom Second Floor Flat
- Chain Free & Share Of Freehold
- Town Centre Location!
- Ideal For First Time Buyers Or Investors

Tenure: Share Of Freehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 140 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Guide Price

**£180,000**

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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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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