



Mead Lane, Hertford, SG13 7GA

Welcome to Mead Lane, Hertford

****Shared Ownership 50% Share**** Immaculately Presented One Bedroom Top Floor Apartment Prime Hertford Location** Situated just a stone's throw from Hertford town centre, Hertford East railway station, highly regarded local schools, shops, and the picturesque Hartham Common, this bright and spacious one double bedroom apartment offers modern living at its finest. Located on the top floor and immaculately maintained throughout, the apartment boasts a generous open-plan kitchen/living area, flooded with natural light from dual-aspect windows. The contemporary kitchen is well-appointed with sleek built-in appliances, making it perfect for entertaining or relaxing in comfort. The spacious double bedroom benefits from built-in fitted wardrobes, while the stylish, modern bathroom features a bath with shower and tasteful finishes. Ample storage is available throughout the apartment, ensuring a clutter-free living space. Additional highlights include a long lease, allocated parking, double glazing and central heating. Ideal for first-time buyers or investors alike, this exceptional apartment combines style, space, and location - early viewing is highly recommended.



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 50% share. £468.59 per month is paid to the Housing Association as rent for the retained share. Service Charge is £243.33p 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 50% share and the remaining 50% 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.

-Accommodation Overview-

Entrance Hall:

Storage cupboard.

Open Plan Lounge/ Dining / Kitchen:

21' 11" x 11' 2" (6.68m x 3.40m)

Dual aspect double glazed windows, laminate wood flooring, power points.

Kitchen Area:

Fitted wall and base units with work surface over, one and half bowl stainless steel sink unit with chrome mixer tap over, tiled splash backs, four ring gas hob with electric oven beneath and extractor canopy over, integrated fridge freezer, integrated washing machine, double glazed window.

Bedroom:

13' 2" x 10' 10" excluding wardrobes (4.01m x 3.30m excluding wardrobes)

Double glazed window, fitted wardrobes with sliding mirrored doors, carpet, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with power shower above and screen, partly tiled walls, chrome heated towel rail, WC, wash hand basin with mixer tap over, wall mounted mirror.

-Exterior-

Parking:

Allocated parking space which can be seen from the property.



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Welcome to Mead Lane, Hertford

- A Modern One Bedroom Top Floor Apartment
- 50% Share Ownership – Ask Agent For More Details
- Bright & Spacious Throughout With Dual Aspect Windows
- Perfect Location For Beautiful River Walks To Ware & Hartham Common
- Open Plan Living Great For Entertaining
- Good Storage Throughout
- 5 Minute Walk To Hertford East Train Station (Serving London Liverpool Street, Tottenham Hale and Stratford) & 20 Minute Walk To Hertford North (Serving Moorgate and Kings Cross)
- Allocated Parking Which Can Be Seen From The Property & Long Lease



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

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £2919.96 yearly

Ground Rent: n/a

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Shared Ownership

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107841 - 0002

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