



Newland Gardens, Hertford, SG13 7WY

Welcome to Newland Gardens, Hertford

A beautifully presented and recently decorated two double bedroom, two bathroom ground floor apartment, situated in a private and sought-after development near Hertford town centre. This bright and spacious apartment offers larger-than-average accommodation with a contemporary open-plan layout, ideal for modern living. The stylish kitchen features built-in appliances and seamlessly flows into the generous living/dining area, which opens directly onto a private patio—perfect for outdoor relaxation or entertaining. Both double bedrooms are well-proportioned and benefit from en-suite facilities. The master bedroom includes a modern shower room and a walk-in wardrobe, while the second bedroom boasts its own en-suite bathroom, providing ideal flexibility for guests or family members. Additional highlights include ample built-in storage, gas central heating, double glazing, and high-quality finishes throughout. The property also comes with allocated underground parking, access to an on-site residents' gym, and is within easy reach of Hertford East railway station (8 min walk) local shops, schools, and the vibrant town centre. This well-maintained apartment is perfect for professionals, downsizers, or investors seeking a turnkey home in a prime location.



-Accommodation Overview-

Communal Entrance:

Entry phone system, post boxes, stairs and lifts available.

Entrance Hall:

Two storage cupboards.

Lounge / Diner:

19' 11" x 10' 2" (6.07m x 3.10m)

Double glazed window, double glazed patio door leading to outside space, electric radiator.

Kitchen:

10' 2" x 6' 9" (3.10m x 2.06m)

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, space for washing machine, spot lighting, space for dishwasher, integrated fridge freezer.

Bedroom One:

9' 8" x 6' 2" (2.95m x 1.88m)

Double glazed window, electric radiator, laminate flooring.

En-Suite Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC.

Bedroom Two:

12' x 10' 10" (3.66m x 3.30m)

Double glazed window, electric radiator.

En-Suite Shower Room:

Shower cubicle with shower over, wash hand basin with storage cupboards beneath, WC, partly tiled walls.

-Exterior-

Outside Patio Area:

Outside space and communal gardens.

Parking:

Allocated underground secure parking space for one car.

Residents Gymnasium:

Residents only gym - on site and has a range of equipment and changing facilities.



check out more properties at williamhbrown.co.uk

Welcome to Newland Gardens, Hertford

- Two Bedroom, Two Bathroom Ground Floor Apartment
- En-Suite Bathroom To Bedroom One
- Underground Secure Parking & Lift access
- Residence Only Gymnasium & Communal Gardens
- Spacious & Bright Living Room
- Ideal For Hertford Town Centre & Hertford East Train Station



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: C Council Tax Band: D Service Charge: 3011.95 Ground Rent: 270.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£315,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFD107858 - 0001

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.

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.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk