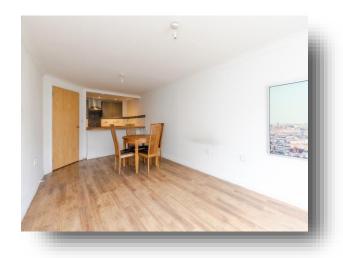


Newland Gardens, Hertford, SG13 7WY

Welcome to

Newland Gardens, Hertford

OFFERED CHAIN FREE A beautifully presented and recently decorated two double bedrooms, two bathroom GROUND FLOOR apartment, situated in a private and sought-after development near Hertford town centre. This well-maintained apartment is perfect for professionals, downsizers, or investors.













-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, 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 secure parking space for one car with two visitor permits.

Residents Gymnasium:

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





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

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.



is 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 i alls 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 m must rely upon its own inspection(s). Powered by www.focalegent.com

Offers in excess of

£300,000







Nuffield Health Hertford Fitness & Wellbeing Gym Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD107858



Property Ref: HFD107858 - 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 quidance 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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