



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.



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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.



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

Offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107858 - 0002

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