



Clavering Court The Ridgeway, Hertford SG14 2FU

Welcome to Clavering Court The Ridgeway, Hertford

****SHARED OWNERSHIP 50% SHARE**** Situated within walking distance of Hertford North railway station, the vibrant town centre, and a variety of local schools and shops, this beautifully presented two-bedroom first floor apartment offers both comfort and convenience in a sought-after location. The property boasts a bright and generously proportioned open-plan living/dining/kitchen area, perfect for entertaining. The modern kitchen is fully fitted with integrated appliances and offers direct access to a private balcony—ideal for enjoying a morning coffee or evening unwind. There are two well-sized double bedrooms and sleek, modern family bathroom. The apartment benefits from ample storage throughout and is larger than average, making it ideal for professionals, couples, or small families. Additional features include double glazing, central heating, allocated parking, and a long lease, all contributing to the appeal of this fantastic home. Don't miss this opportunity to secure a spacious and stylish apartment in one of Hertford's most convenient locations.



-Accommodation Overview-

Entrance Hall:

Two storage cupboards, one housing washing machine, video entry phone, radiator.

Open Plan Lounge / Kitchen:

21' 7" x 19' (6.58m x 5.79m)

Double glazed window and double-glazed patio doors leading to private balcony, storage cupboard, radiator.

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, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated washing machine.

-Balcony-

Views Across Hertford. Great for seating.

Bedroom One:

10' 8" x 8' 6" excluding wardrobes (3.25m x 2.59m excluding wardrobes)

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

Bedroom Two:

12' 4" x 7' 3" excluding cupboard (3.76m x 2.21m excluding cupboard)

Double glazed window side aspect, storage cupboard, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, tiled walls, tiled floor, chrome heated towel rail, wall mounted mirror.



-Exterior-

Parking:

One allocated parking space.

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. £411.83 per month is paid to the Housing Association as rent for the retained share. Service Charge is £192.30p per month and there is no Ground Rent.



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Welcome to Clavering Court

- Allocated Parking Space
- Open Plan Lounge & Fitted Modern Kitchen
- Long Lease
- 5 Years NHBC Warranty
- Private Balcony
- Located Close To Hertford Town Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £2,307.60 Yearly

Rent: £411.83p per month

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Show 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.focusagent.com



Shared Ownership – 50% Share

£147,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107893 - 0001

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