





# 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 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:**

 $10^{\circ}$  8" x 8' 6" excluding wardrobes ( 3.25 m x 2.59 m excluding wardrobes )

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

#### **Bedroom Two:**

12' 4"  $\times$  7' 3" excluding cupboard (  $3.76m \times 2.21m$  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.



## 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









# **Welcome to Clavering Court**

- \*\*SHARED OWNERSHIP 50% SHARE\*\*
- Allocated Parking Space
- Open Plan Lounge & Fitted Modern Kitchen
- Long Lease & Private Balcony
- Located Close To Hertford Town Centre
- Within Catchment Of St. Joseph's RC & St. Andrew's C of E Primary School
- Sele & Richard Hale School
- Walking Distance Of Hertford North Mainline Station

Tenure: Leasehold EPC Rating: B

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

Rent: £411.83p per month

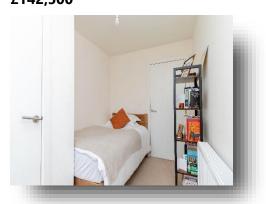
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Shou you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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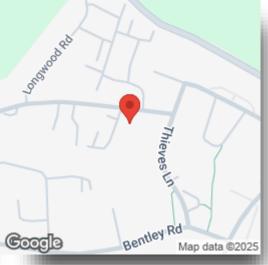


# Shared Ownership – 50% Share **£142,500**









Please note the marker reflects the postcode not the actual property

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Property Ref: HFD107893 - 0003 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.



01992 586501

william h brown



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



