



Hampton House Ware Road, Hertford, SG13 7HP

Welcome to Hampton House Ware Road, Hertford

****CHAIN FREE & AVAILABLE NOW**** This top-floor apartment boasts two double bedrooms and is conveniently located within walking distance to Hertford Town center and Hertford East station. The spacious interior features a bright open-plan kitchen/living area with built-in appliances, a charming Juliette balcony, and two double bedrooms, with the first bedroom offering built-in wardrobes. The modern family bathroom adds to the contemporary feel of the property and the inclusion of loft space provides additional versatility, this property also has the added benefit of an allocated parking space. This property is an ideal purchase for first-time buyers or investors, offering a larger-than-average living space with modern amenities.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, radiator.

Lounge:

11' 2" x 12' 1" (3.40m x 3.68m)

Two double glazed windows and French doors leading to Juliette balcony, coved ceiling, laminate wood flooring. Opens to kitchen.

Kitchen:

7' 8" x 6' 3" (2.34m x 1.91m)

Fitted wall and base units with work surface over, single bowl single drainer sink unit with mixer tap over, four ring gas hob with extractor canopy over and electric oven, cupboard housing combi boiler, integrated fridge freezer, integrated washing machine, spot lighting.

Bedroom One:

10' 5" x 12' 4" (3.17m x 3.76m)

Double glazed window to rear aspect, radiator, storage cupboard.

Bedroom Two:

9' 7" excluding cupboard. x 9' 8" (2.92m excluding cupboard. x 2.95m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

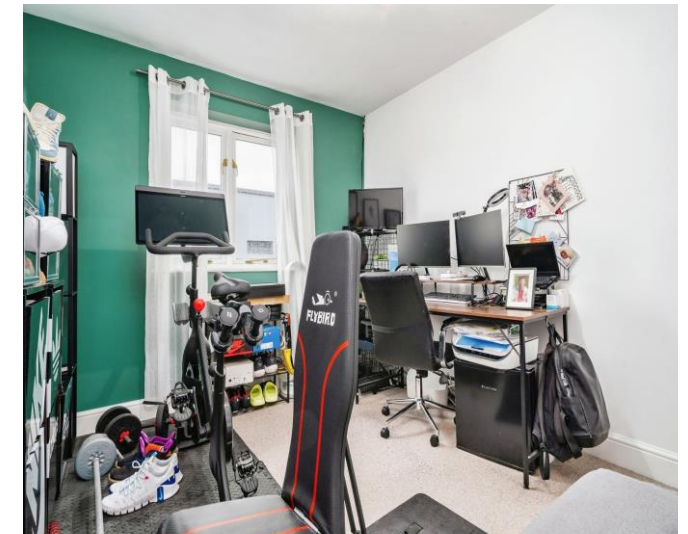
Bathroom:

Modern three-piece suite comprising of panel enclosed bath with hand held shower over, low level dual flush WC, chrome heated towel rail, partly tiled walls, spot lighting.

-Exterior-

Parking:

One allocated parking space.



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Welcome to Hampton House Ware Road,

- Two DOUBLE Bedroom Top Floor Apartment
- CHAIN FREE & CASH BUYERS ONLY
- Close To Local Shops, Tesco & Nuffield Gym
- Allocated Parking For One Car
- Waking Distance To Hertford East Train Station & Bus Stops (5 Min Walk)
- Perfect For Investors

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C

Service Charge: £1,130.00 yearly

Ground Rent: £250.00 yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004.

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

£220,000



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Property Ref:
HFD107930 - 0003

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Please note the marker reflects the postcode not the actual property



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