



Clavering Court, The Ridgeway, HERTFORD SG14 2FU

Welcome to Clavering Court The Ridgeway, HERTFORD

*****Stunning Two Double Bedroom Penthouse Apartment with Two Private Balconies & Breathtaking Views***** Located on the top floor of a modern development, this larger-than-average, bright and spacious penthouse apartment offers stylish living with panoramic views and a host of high-end features. Step inside to a welcoming and expansive hallway, leading into a beautifully presented open plan living, dining, and kitchen area. Flooded with natural light from dual-aspect windows, this impressive space also provides direct access to one of the apartment's two private balconies, perfect for entertaining or relaxing while enjoying the stunning skyline views. The modern kitchen is fully integrated with built-in appliances, offering a sleek and functional space ideal for both cooking and entertaining. There are two generous double bedrooms, both benefiting from fitted wardrobes. The master bedroom boasts dual-aspect windows and access to its own private balcony, creating a tranquil retreat with superb views. A stylish family bathroom, along with ample storage and cupboard space throughout, adds further practicality and comfort. Additional benefits include, Allocated parking for one vehicle, Lift access to all floors. Ideally located, the apartment close to local shops, Hertford town centre, the Hertford North railway line, and the beautiful open green spaces of the ever-popular Panshanger Park. This is a rare opportunity to own a truly exceptional penthouse apartment combining luxury, space, and convenience in one of Hertford's most desirable locations.



-Accommodation Overview-

Entrance Hall:

Storage cupboard housing water softener and washing machine, video entry phone system, radiator.

Open Plan Lounge/ Kitchen:

22' 5" x 16' 7" (6.83m x 5.05m)

Double glazed patio doors leading to private balcony, two double glazed windows to side aspect, radiator, opens to kitchen.

-Balcony-

Kitchen Area:

Fitted wall and floor units with work surface over, sink unit with mixer tap over, electric hob with extractor canopy over, integrated dishwasher, integrated fridge freezer, built in wine rack, spot lighting, wall mounted boiler.

Bedroom One:

13' 9" x 13' 6" (4.19m x 4.11m)

Two double glazed windows to side aspect, fitted wardrobes, radiator.

Bedroom Two:

13' x 10' 7" (3.96m x 3.23m)

Two double glazed windows to side aspect, fitted wardrobes, radiator, double glazed patio door leading to private balcony.

-Balcony-

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with mixer taps, WC, fully tiled walls and floor, spot lighting, wall mounted mirror.

-Exterior-

Parking:

One allocated parking space.



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Welcome to Clavering Court The Ridgeway

- Two Double Bedroom Penthouse Apartment
- Two Private Balconies With Lovely Views
- Spacious Open Plan Living Space
- Great Storage Throughout
- Fitted Kitchen With Integrated Appliances
- Panoramic Views Across Hertford
- Allocated Parking Space & Lift Access

Tenure: Leasehold **EPC Rating:** B

Council Tax Band: C

Service Charge: £201.40 per month - £2,416.80 per annum

Ground Rent: £300 per annum

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 2019.

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
£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107886 - 0003

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