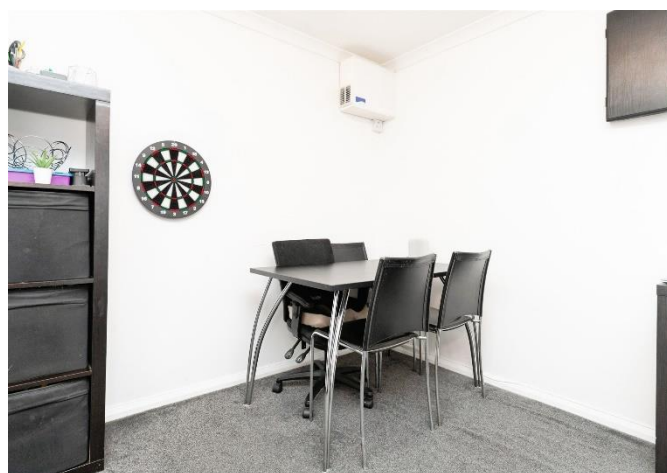




Nags Head Close, Hertford, SG13 7FJ

Welcome To Nags Head Close, Hertford, SG13 7FJ

A well-presented two double bedroom ground floor apartment, ideally positioned between Hertford and Ware town centres. Additional benefits include double glazing, gas central heating, a long lease, and the rare advantage of allocated parking for two cars. Conveniently located for both towns, with their excellent transport links, shops, restaurants, and amenities, this apartment represents an excellent opportunity for those seeking a first home or investment.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, laminate flooring, radiator.

Lounge/ Diner:

16' x 10' (4.88m x 3.05m)

Double glazed bay window to rear aspect, carpet, radiator.

Kitchen:

9' 3" x 6' 4" (2.82m x 1.93m)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, plumbing and space for washing machine, space for fridge freezer, double glazed window.

Bedroom One:

11' 3" max x 9' 2" max (3.43m max x 2.79m max)

Double glazed window to rear aspect, carpet, radiator.

Bedroom Two:

9' 3" x 6' 6" (2.82m x 1.98m)

Double glazed window to rear aspect, carpet, radiator.

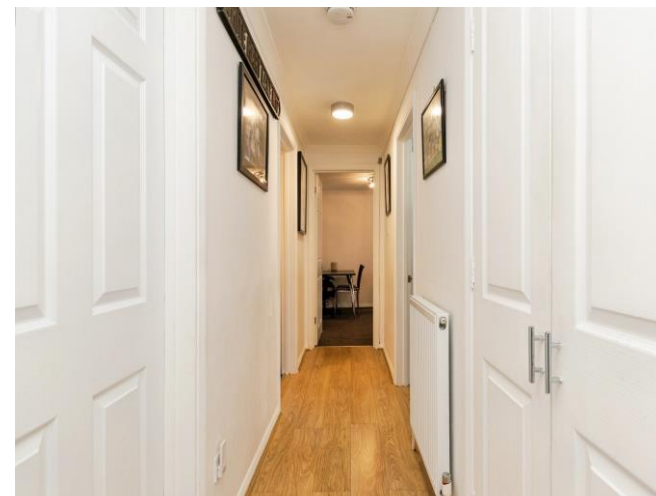
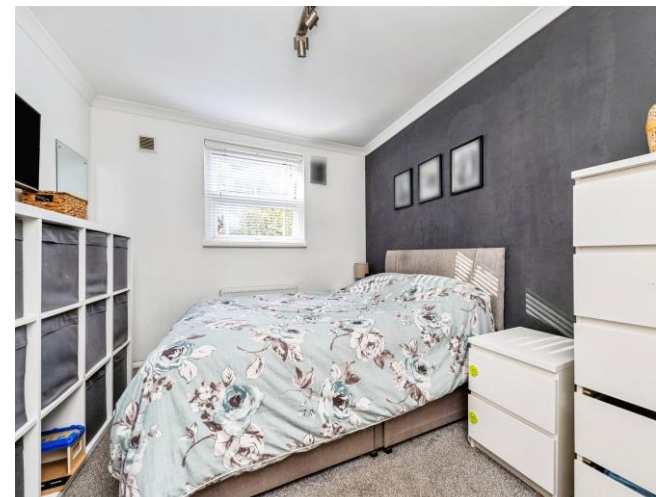
Bathroom:

Three-piece suite comprising of panel enclosed bath with rainfall shower over and screen, partly tiled walls, wash hand basin, WC.

-Exterior-

Parking:

Two allocated parking spaces.



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Welcome to

Nags Head Close, Hertford

- Two Double Bedroom Ground Floor Apartment
- Two Allocated Parking Spaces
- Great Location For Both Ware & Hertford
- Long Lease
- Ideal For First Time Buyers Or Investors

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

Service Charge: £1,560.00 Yearly

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1998. Should you require further information please contact the branch. Please Note additional fees can 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.focalagent.com

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107973 - 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 buyer's 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk