



Mead Lane, Hertford, SG13 7GA

welcome to Mead Lane,Hertford

A bright and spacious two double bedroom, two-bathroom apartment situated on the second floor within easy walking distance of Hertford East Railway Station, Hertford town centre, local schools, and shops. This modern apartment features an impressive open-plan kitchen/living/dining area, perfect for contemporary living and entertaining. Both double bedrooms include fitted wardrobes, with the master bedroom benefiting from a stylish en-suite double shower room. A further family bathroom completes the accommodation. Additional benefits include double glazing, gas central heating, and allocated parking. This property offers an ideal combination of comfort, convenience, and modern style - perfectly suited for professionals, small families, or investors alike.



-Accommodation Overview-

Communal Entrance:

Stairs and lift access.

Entrance Hall:

Storage cupboard housing washing machine, additional storage cupboard.

Open Plan Lounge / Kitchen:

23' 1" x 10' 7" (7.04m x 3.23m)

Double glazed door to front aspect, radiator. Opens to kitchen.

Kitchen Area:

Fitted wall and floor units with work surface over, one and half sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, freestanding dishwasher, integrated fridge freezer.

Bedroom One:

11' x 10' 8" excluding wardrobe (3.35m x 3.25m excluding wardrobe)

Double glazed window to front aspect, fitted wardrobes, radiator. Door to en-suite shower room.

En-Suite Shower Room:

Shower cubicle with wall mounted shower over and tiled surround, pedestal wash hand basin, WC, tiled walls and flooring, chrome heated towel rail.

Bedroom Two:

11' 1" x 8' 6" excluding storage cupboard (3.38m x 2.59m excluding storage cupboard)

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

Bathroom:

Three-piece suite comprising of panel enclosed bath with wall mounted shower over, pedestal wash hand basin, WC.

-Exterior-

Parking:

One allocated parking space.

Agent Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online williamhbrown.co.uk/Property/HFD108031

Welcome to

Mead Lane, Hertford

- Two Bedroom, Two Bathroom Apartment
- En-Suite Shower Room To Bedroom One
- Family Bathroom
- Allocated Parking Space
- Close To Hertford East Train Station & Hartham Common

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D

Service Charge: £2,694.00 Yearly

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. 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

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108031



Property Ref:
HFD108031 - 0002

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.

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