



Arnold Close, Hertford, SG13 7ES

Welcome to Arnold Close, Hertford

A bright and spacious two double bedroom apartment situated within this modern and sought after development on the east side of town. The apartment is well presented with open plan lounge with patio doors leading to a private balcony, spacious open plan kitchen with integrated appliances, two double bedrooms with en-suite to master bedroom and a separate modern fitted bathroom. Further benefits include allocated parking and a short car journey to Hertford Town and Hertford East railway line. The property is also within the catchment of some good schools.



-Accommodation Overview-

Entrance Hall:

Two storage cupboards, radiator.

Open Plan Lounge/Kitchen:

20' x 10' 9" (6.10m x 3.28m)

Double glazed window & additional small window, double glazed patio doors leading to own private balcony, radiator.

Kitchen Area:

Fitted wall and base units with work surface over, one and half bowl single drainer stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, built in oven, space for fridge freezer, space for washing machine.

Bedroom One:

15' x 9' 2" (4.57m x 2.79m)

Double glazed window to front aspect, radiator, door to en-suite shower room.

En-Suite Shower Room:

Walk in shower cubicle with wall mounted shower over and glass doors, wash hand basin with mixer tap over, WC, radiator, extractor fan.

Bedroom Two:

12' x 9' 9" (3.66m x 2.97m)

Dual aspect double glazed window, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with mixer tap over, wash hand basin with mixer tap over, WC, obscure double glazed window, partly tiled walls.

-Exterior-

Parking:

Two allocated parking spaces and additional visitor parking.



check out more properties at williamhbrown.co.uk

Welcome to Arnold Close, Hertford

- Modern Two DOUBLE Bedroom Apartment
- Open Plan Lounge/ Kitchen
- Two Allocated Parking Spaces
- Own Private Balcony
- En-Suite Shower Room
- Modern Family Bathroom

Tenure: Leasehold

EPC Rating: B

Council Tax Band: C

Service Charge: £2,000.14 yearly

Ground Rent: £150.00 yearly

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£325,000



check out more properties at williamhbrown.co.uk

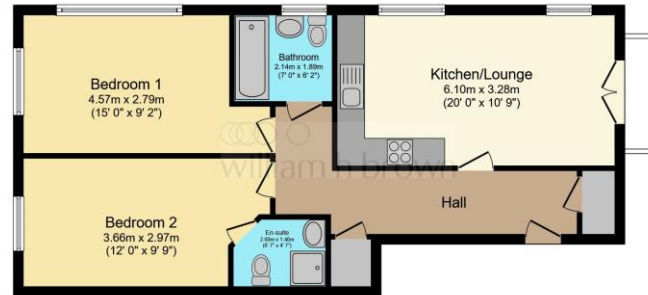
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

HFD106888 - 0001

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

 **william h brown**



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk

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.