



21 Maple Lodge

Hertford, SG14 1LW

Price Guide £260,000



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Communal entrance:

Accessed via secure entry phone system with stairs to top floor and private front door into:

Entrance Hall:

Radiator, entry phone, access to loft and doors to:

Living:

15'7 x 10'2 (4.75m x 3.10m)

Double glazed window to side, Juliette balcony, radiator and coving.

Kitchen:

13'3 x 5'8 (4.04m x 1.73m)

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven with separate four ring gas hob and extractor fan over, appliance space for dishwasher and washing machine, radiator and double glazed window to side.

Bedroom One:

14'7 x 9'9 (4.45m x 2.97m)

Double glazed window to side and radiator.

Bedroom Two:

12'3 x 6'9 (3.73m x 2.06m)

Double glazed window to side and radiator.

Bathroom:

6'4 x 5'8 (1.93m x 1.73m)

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with shower head above, radiator, opaque double glazed window to side.

Parking:

Allocated parking for two cars.

Communal gardens:

Delightful communal gardens laid to lawn for residents use only.

Tenure:

Leasehold. 125 years from 2002. 102 years remaining.

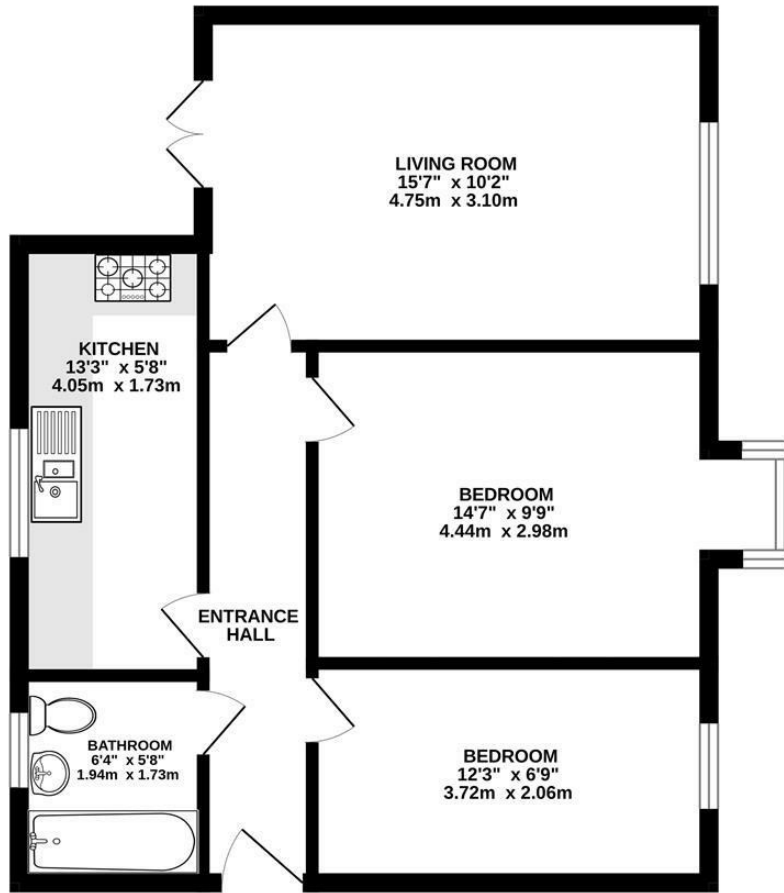
Service Charge - £1,872.21 per annum

Ground Rent - £100 per annum



Floor Plan

SECOND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



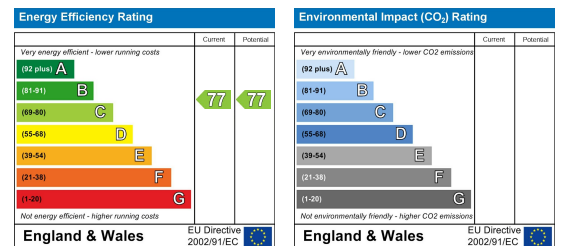
TOTAL FLOOR AREA : 556 sq.ft. (51.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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