



## 2 The Spinney

Hertford, SG13 7JR

Price Guide £385,000



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## Communal Entrance:

Accessed via secure entry phone with outside cupboard in landing area housing electric meter and private front door into:

## Entrance Hall:

Airing cupboard housing hot water cylinder, recessed storage cupboard and doors to:

## Lounge Diner:

18'8 x 10'11 (5.69m x 3.33m)

UPVC double glazed window to front and window to side, double glazed door to balcony, television and telephone points and door to:

## Kitchen:

13'9 x 7'9 (4.19m x 2.36m)

Dual windows to front, fitted with a range of base and wall cupboards with contrasting roll edge work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, tiled flooring and splash backs, appliance space for slimline dishwasher with plumbing provided, fridge, freezer, electric cooker with stainless steel extractor hood over and space for washing machine with plumbing provided.

## Bedroom One:

12'6 x 12'0 (3.81m x 3.66m)

UPVC double glazed window to rear, two built in wardrobes with overhead cupboards and door to:

## En-Suite Shower Room:

Fully tiled room with concealed cistern WC, vanity wash hand basin with mixer tap and cupboard under, shower cubicle, fan heater and extractor.

## Bedroom Two:

12'0 x 10'8 (3.66m x 3.25m)

UPVC double glazed window to rear.

## Bedroom Three:

12'0 x 6'10 (3.66m x 2.08m)

UPVC double glazed window to rear, recessed wardrobe and overhead cupboard.

## Bathroom:

Three piece suite comprising low level WC, vanity wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap, fan heater, extractor, tiled walls and flooring.

## Balcony:

12'6 x 4'7 (3.81m x 1.40m)

Double glazed door from lounge diner leading to private balcony with paved tiled flooring.

## Double Garage:

33'9 x 8'10 (10.29m x 2.69m)

Tandem double garage with up and over door.

## Communal Grounds:

Attractive communal grounds incorporating outdoor heated swimming pool.

## Resident Facilities:

Laundry facilities. Fitness complex incorporating gymnasium, squash court, snooker and table tennis tables - for residents use only.

## Tenure:

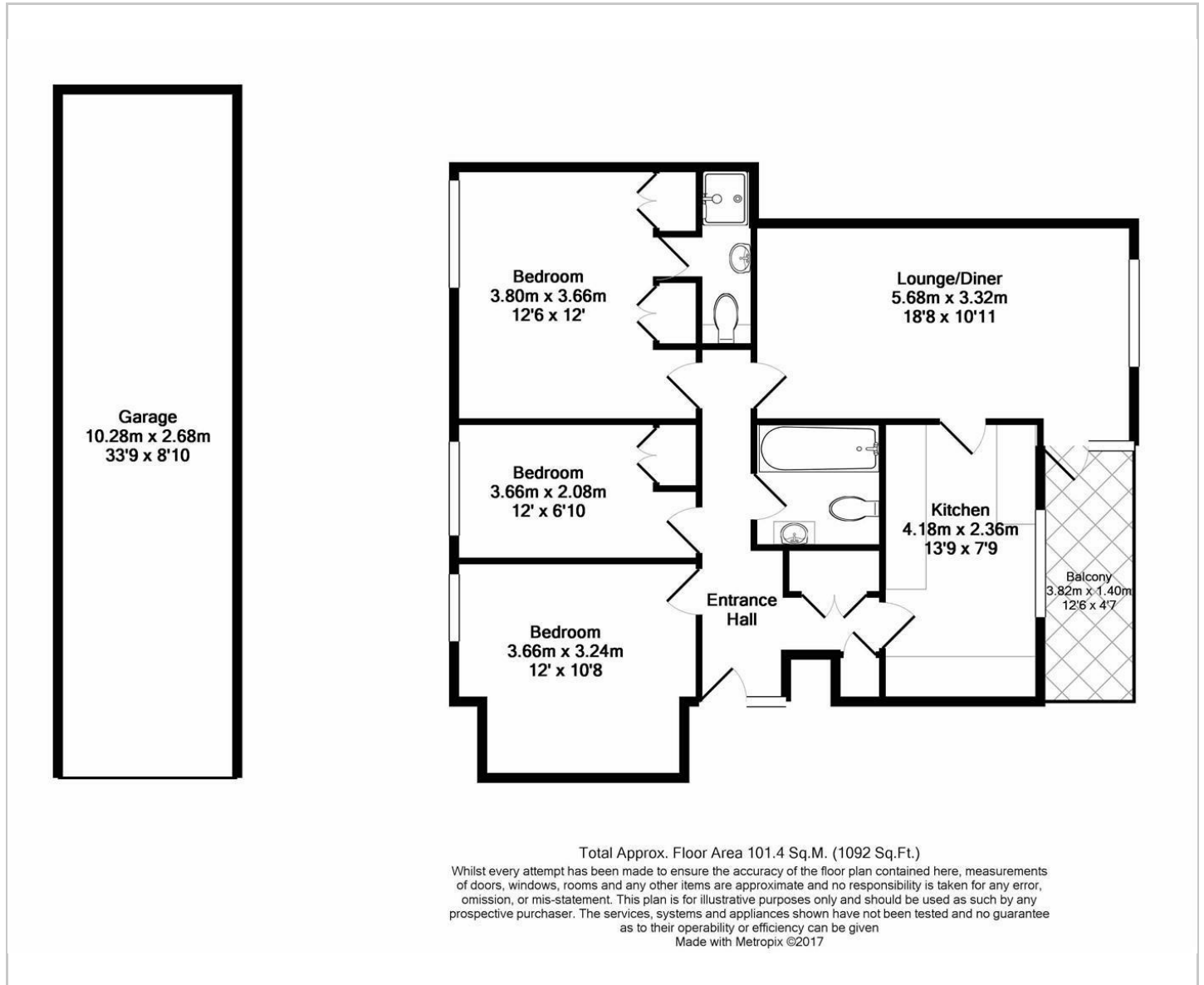
Leasehold: 999 years from 1978

Maintenance Charge: £2,600 per annum. (to include ground rent, maintenance of swimming pool, window cleaning, gardening, decoration works and buildings insurance).

Ground Rent: £28 per annum



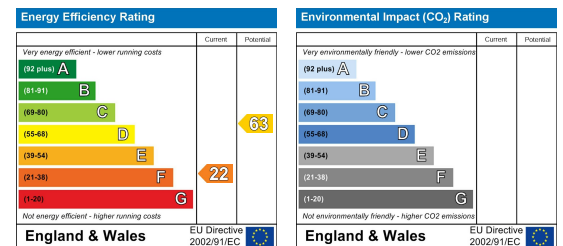
## Floor Plan



## 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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