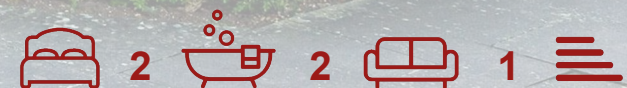


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A better home  
moving experience



141 Newland Gardens  
Hertford, SG13 7WY

**Guide Price £320,000**





## 141 Newland Gardens

Hertford, SG13 7WY

A well-proportioned two double bedroom, two bathroom apartment, positioned within the highly regarded Newland Gardens development and offered chain free, just a short walk from Hertford East station and the town centre.

The apartment features a bright and spacious open-plan living and dining room with direct access onto a private balcony, positioned to the rear of the development and therefore not overlooked - ideal for outdoor seating and everyday enjoyment. A separate modern fitted kitchen sits just off the living space, providing a more defined and practical layout than many apartments within the development.

Both bedrooms are genuine doubles, with the principal bedroom benefiting from a walk-in wardrobe, en-suite shower room and direct access to the balcony. The second double bedroom enjoys Jack and Jill access to the main bathroom, allowing it to function as a second en-suite if required - a particularly flexible feature for sharers or guests.

Further benefits include an allocated underground parking space, along with access to a residents-only gym and an on-site caretaker, all contributing to the development's ongoing popularity. The property's close proximity to Hertford East station and the town centre further enhances its appeal.

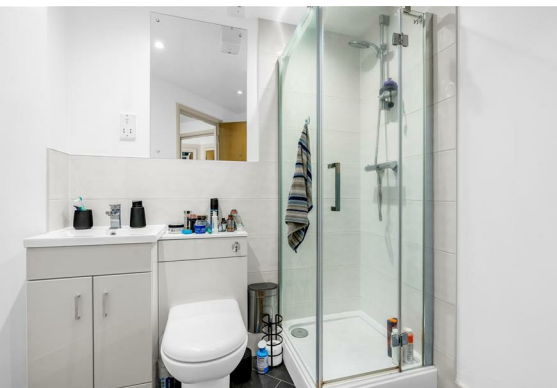
A well-balanced, chain-free apartment in one of Hertford's most convenient modern developments -early viewing recommended.



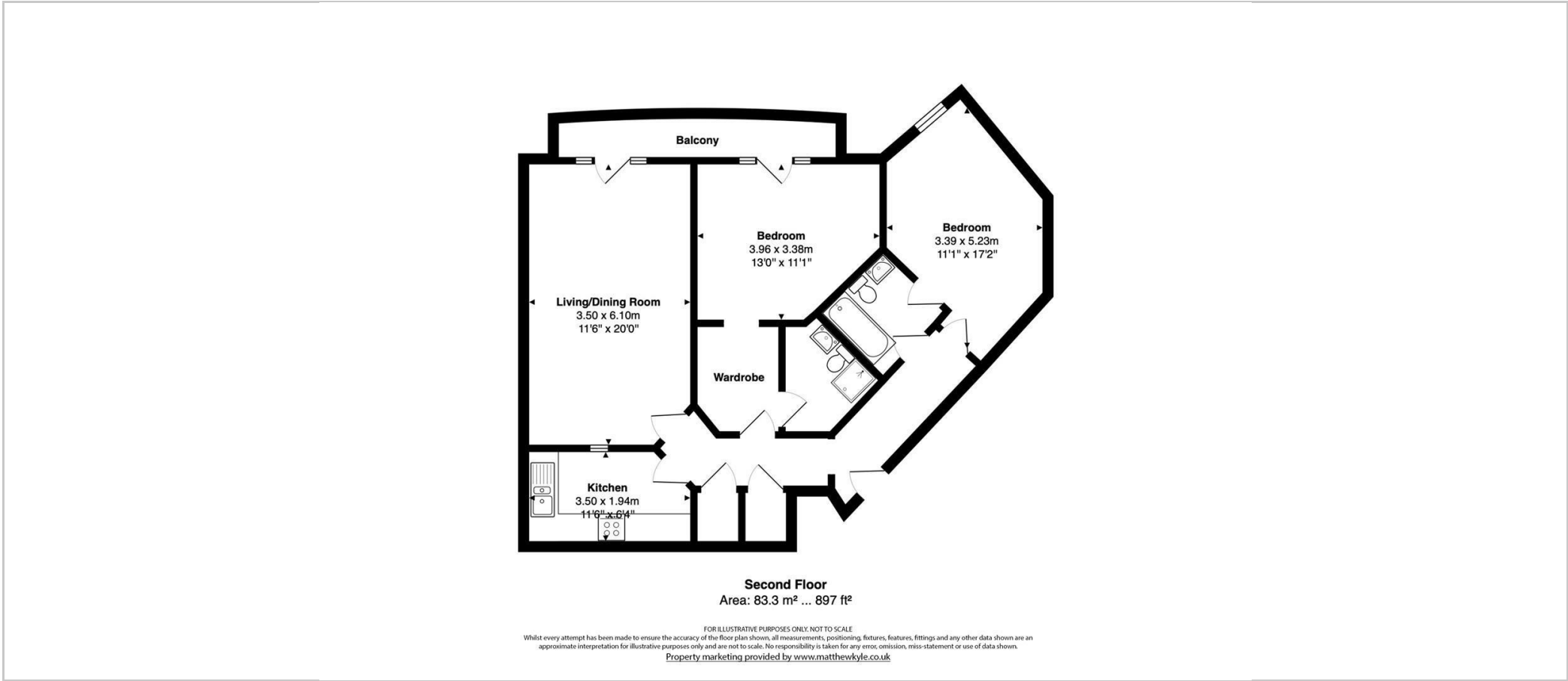




- Two double bedroom, two bathroom apartment offered chain free
- Bright south-facing living space and bedrooms with excellent natural light
- Open-plan living and dining room with direct access to a private rear balcony
- Balcony positioned to the back of the development and not overlooked
- Separate modern fitted kitchen
- Principal bedroom with walk-in wardrobe, en-suite and balcony access
- Second double bedroom with Jack and Jill access to the main bathroom
- Allocated underground parking space, residents-only gym and on-site caretaker



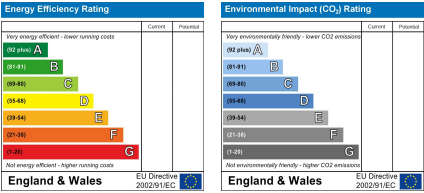
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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