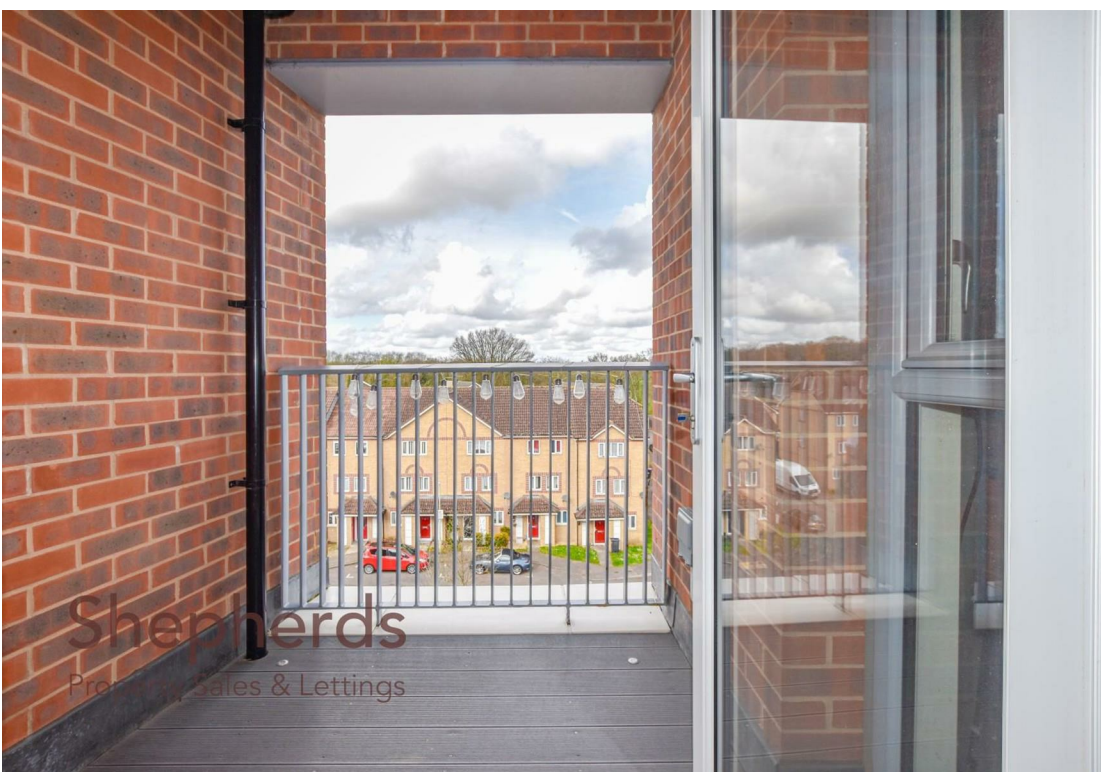




Shepherds

Property Sales & Lettings

Repton Road | Hertford | SG14 2FW | £135,000



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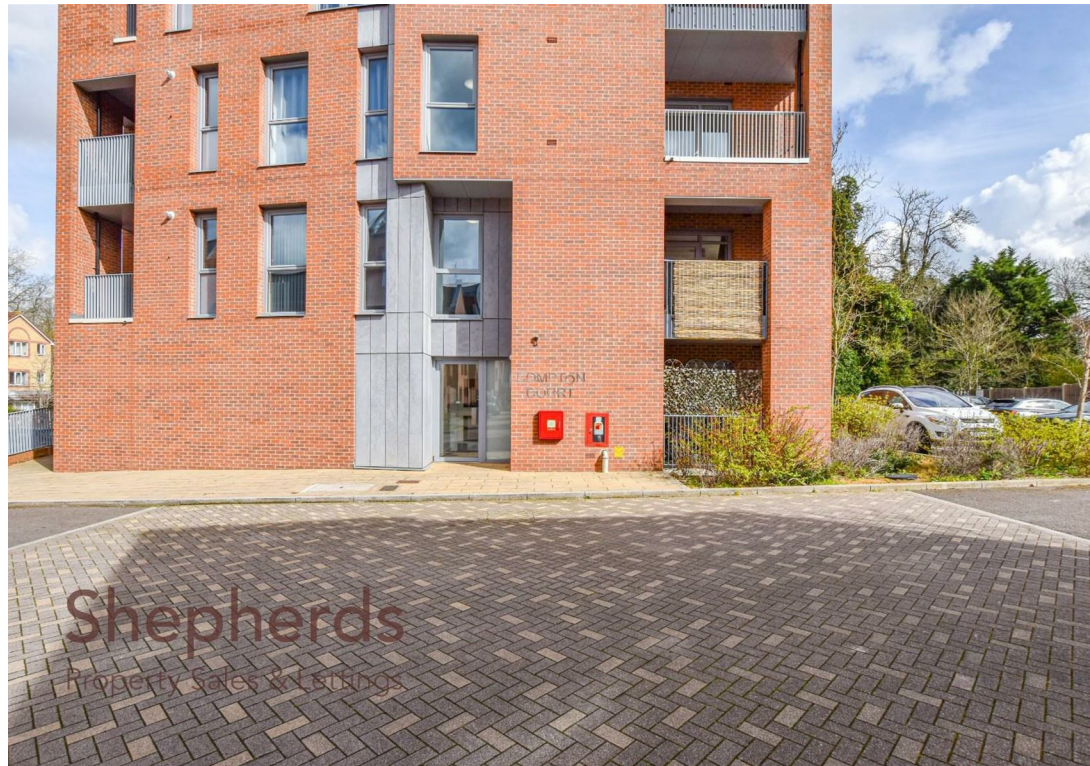
Repton Road | Hertford | SG14 2FW

Shared Ownership! A spacious, third floor, two double bedroom apartment, offering open plan living. The property boasts a modern open plan living area with a kitchen, diner and lounge, as well as two double bedrooms with built in wardrobes. There is also a modern bathroom and extra storage throughout the property. Other benefits include, a South facing balcony, allocated parking and a long lease. To be sold as a 45% share via the Shared Ownership Scheme. The rent for the shared ownership is £503.99 monthly.

Lease: 120 years remaining
 Service Charge: £1,760.52 PA

*the above details have been provided by the seller.

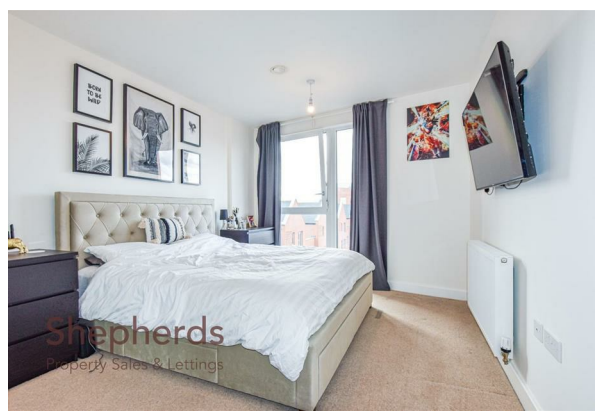
- 45% Share
- Spacious Upper Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- Modern Bathroom
- Allocated Parking
- South Facing Balcony
- Walking Distance of Train Station



Main Entrance	Bathroom
Communal Hallway	6'10 x 6'7
Front Door	Storage
Hallway	6'7 x 3'3
Kitchen/Living Room	Exterior
15'6 x 22'2	Balcony
Bedroom One	Allocated Parking Space
13'8 x 10'9	
Bedroom Two	
15'6 x 9'0	



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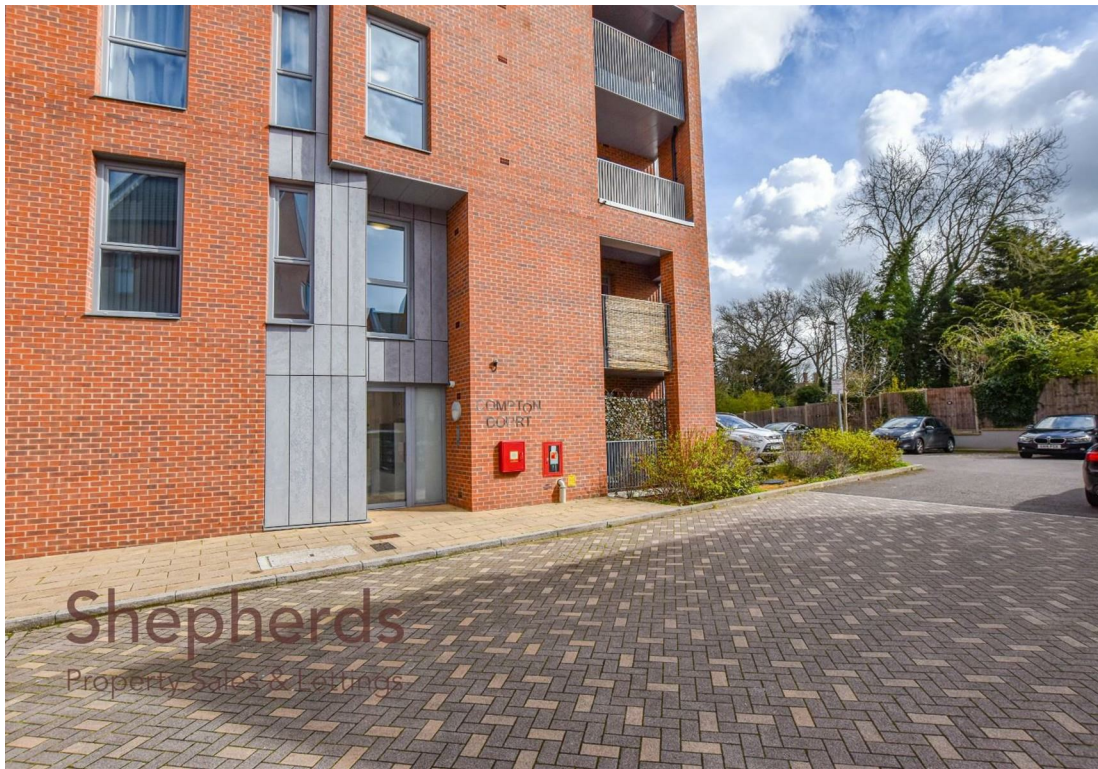
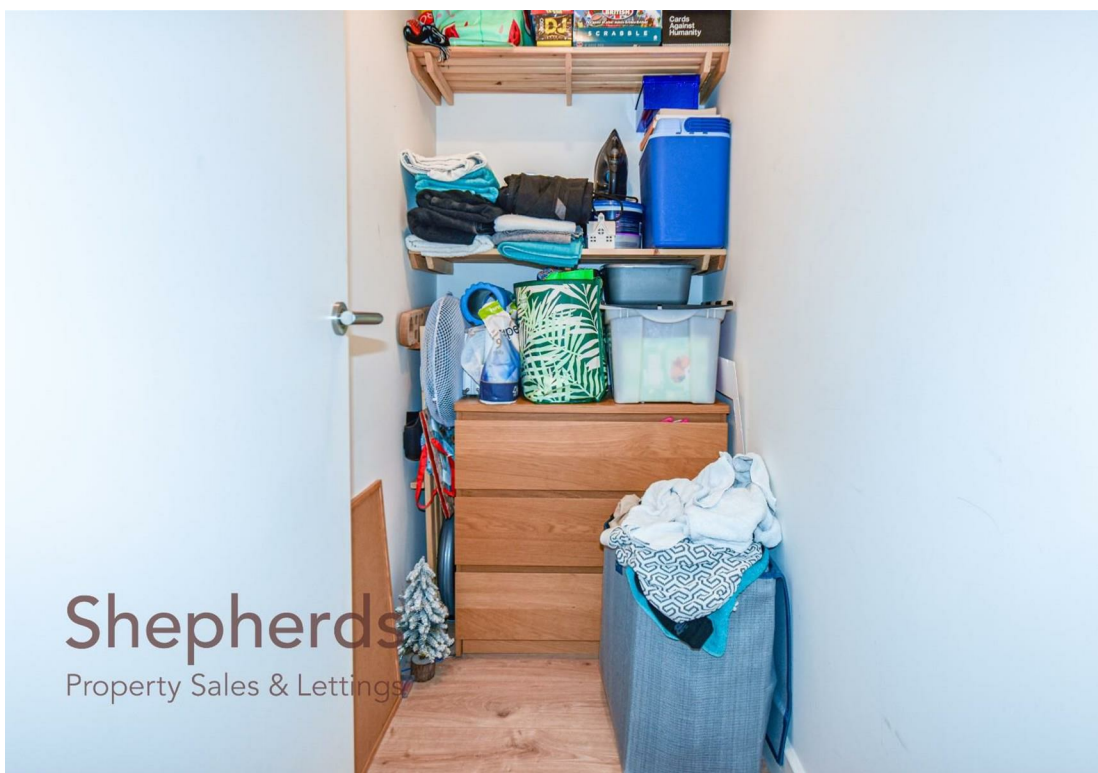


Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

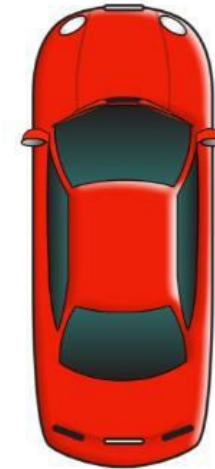
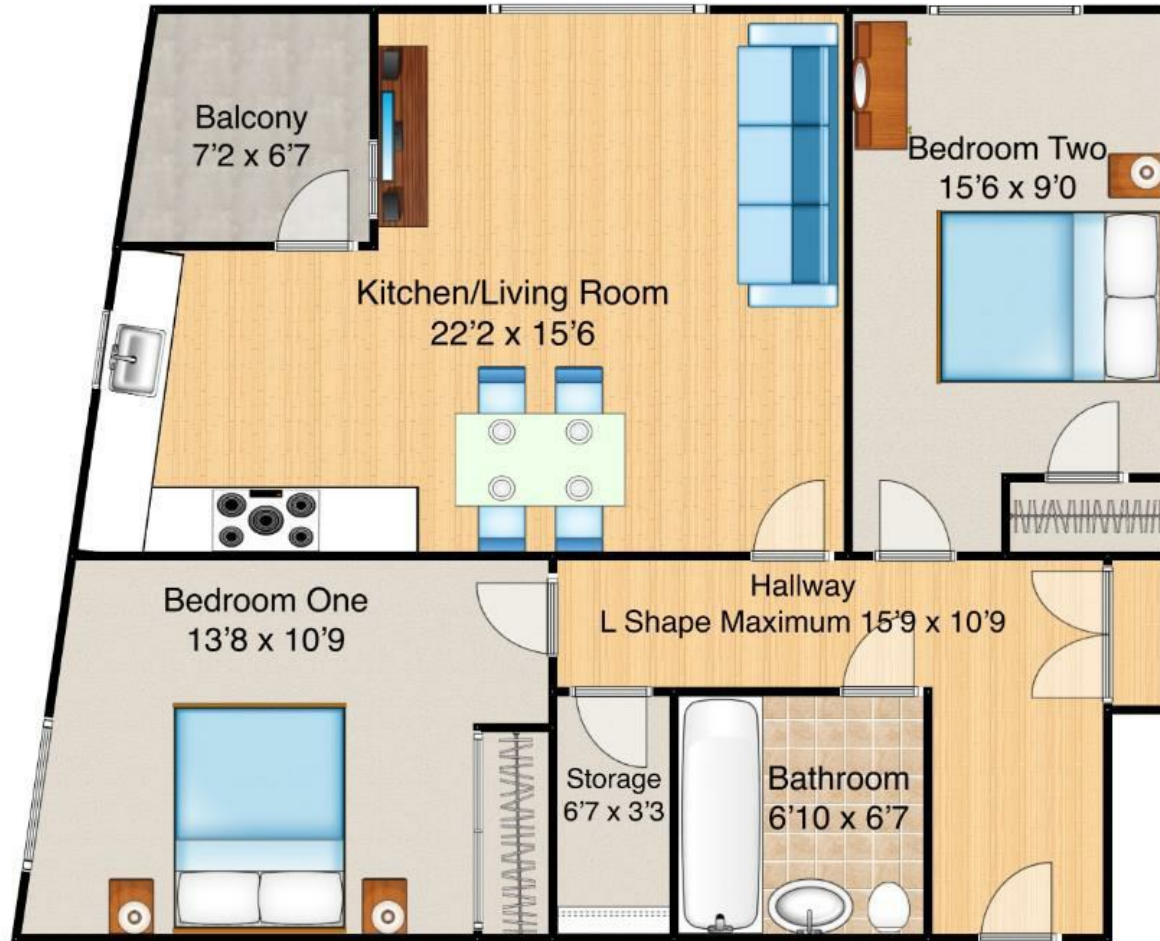
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Tenure : Leasehold
Council: East Hertfordshire
Tax Band: C

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Compton Court, Hertford



Allocated Parking Space

This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included in any contract. The floorplan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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Lettings: 01992 449501

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