



5 Wilmott Court 89 Railway Street, Hertford, SG14 1RP

Offers Over £475,000

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ESTATE AGENTS

## 5 Wilmott Court 89 Railway Street, Hertford, SG14 1RP

**\*\*VENDOR SUITED AND READY TO EXCHANGE\*\* \*\*OPPORTUNITY FOR QUICK PURCHASE\*\***

Situated just minutes away from Hertford's vibrant town centre is this luxurious Duplex Penthouse Apartment.

Benefitting from two bedrooms and two bathrooms this well presented property is finished to the highest of standards, we highly recommend an immediate viewing.

With Hertford East Station just moments away providing direct links into London Liverpool Street everything is on your door step. From a cup of coffee, eating out, to shops and supermarkets. This property boasts an exceptionally large Main Bedroom, a spacious Open-plan living/Kitchen area which is great for entertaining guests, and has a gated and sheltered allocated parking space.

With approximately 144 years left on the lease this is a great First time buy, Investment, or downsize. Call us today to book a viewing



### **Main Entrance**

Door entry phone system. Lift and stairs to all floors

### **Entrance Hall** 11'9 x 6'10 (3.58m x 2.08m)

Bright space with ample room for shoes and coats. Window to front aspect. Doors to; LARGE STORAGE CUPBOARD, main living area. Stairs to first floor.

### **Large Storage Cupboard** 6'3 x 6'1 (1.91m x 1.85m)

Perfect storage area for most things, golf clubs, suitcases, even cycles

### **Open-Plan Living Space**

Modern living with complete open plan with Lounge and Dining Area with open aspect to the Kitchen area

### **Lounge - Dining** 17'8 x 17'8 (5.38m x 5.38m)

Amazing space which is bright and airy offering an open plan lounge and dining area with access to the contemporary kitchen. Three period style windows bathe the space in sunlight. The room shape offers a featured part curved wall. Feature flooring throughout the complete area

### **Kitchen** 12'1 x 7'7 (3.68m x 2.31m)

Modern contemporary kitchen, with a full range of base and wall units. Integrated dishwasher, Fridge Freezer and Double Oven. Streamline finish. Feature flooring throughout the complete area

### **Ground Floor W/C**

Close Couple W/C with vanity wash hand basin. Window to side aspect. Part tiles walls. Chrome Heated Towel Rail

### **First Floor Landing**

Large skylight makes this a bright and usable space. Doors to all rooms

### **Bedroom One** 17'6 x 13'8 (5.33m x 4.17m)

Wonderful LUXURIOUS Main Bedroom with featured wall part curved incorporating 3 period style windows allow sunlight all day. Built in wardrobes to one wall. Door to En-Suite

### **En-Suite Shower Room**

Corner shower cubicle with drench head shower over. Part tiles walls with period style window to side aspect. Close coupled W/C and Vanity wash hand basin. Chrome heated towel rail. Feature flooring

### **Bedroom Two** 13' x 9'1 (3.96m x 2.77m)

Great second DOUBLE bedroom. Bright bedroom. Period style window to front aspect with a large skylight affording sun light most of the day

### **Main Bathroom**

Panel Bath with Shower Over. Part tiled walls, Feature flooring. Large skylight offering good natural sunlight. Close Coupled W/C, Vanity Style Wash Hand Basin. Chrome Heated Towel Rail. Door to large shelved storage cupboard

### **Storage cupboard** 5'2 x 2'2 (1.57m x 0.66m)

Good shelved storage cupboard accessed from within the bathroom

### **Gated Parking**

Underground/car port parking with gated access





GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.

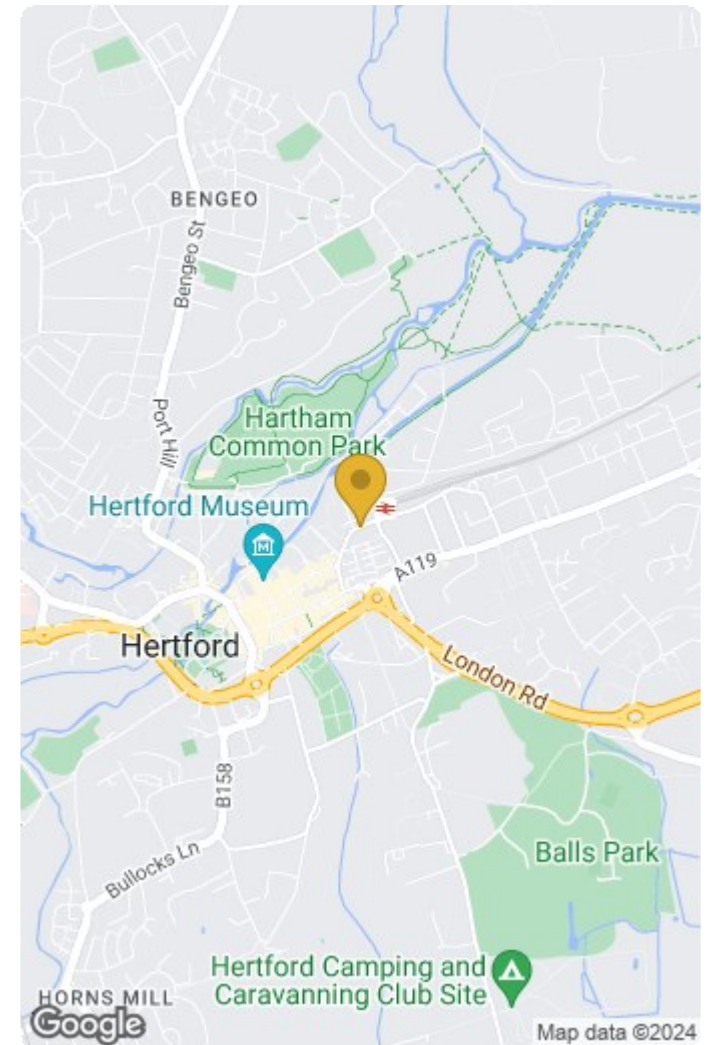


TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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