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Graveson House Market Place, Hertford, SG14 1FD

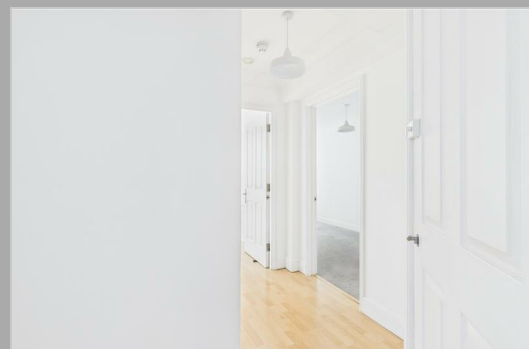
Asking Price £285,000

Offered on a CHAIN-free basis is this modern two-bedroom apartment in the heart of Hertford.

This stylish and modernised property boasts a long lease, two spacious bedrooms, with an en-suite to the master, an open-plan kitchen/lounge diner, a good-sized family bathroom, and an attractive double-aspect layout. Large sash windows flood the space with natural light, enhancing the airy feel throughout.

Located amidst local amenities, you're just a stone's throw from a variety of restaurants, shops, and within close proximity to both Hertford East and North train stations. A short walk will take you to Hartham Common, where you can enjoy picturesque countryside walks along the river.

The keys are held, and the vendors are highly motivated to sell. Call Lanes Estate Agents today to arrange your viewing



Hallway

Lounge / Kitchen Diner

14'6 max x 14'4 max (4.42m max x 4.37m max)

Bedroom One

14'8 max x 10'11 max (4.47m max x 3.33m max)

En-Suite

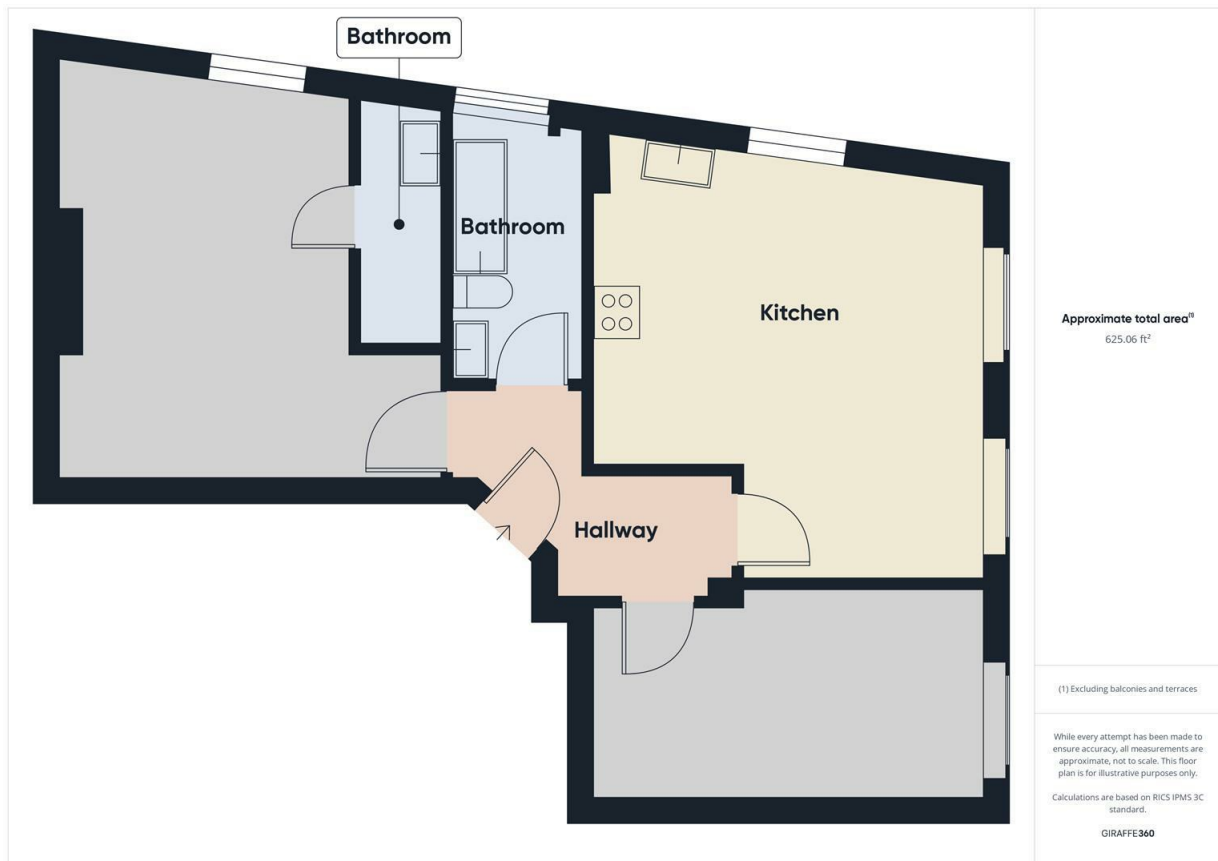
Bedroom Two

14'4 x 7'11 (4.37m x 2.41m)

Family Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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