



Town Centre Location

Split Level Apartment

Peppercorn Ground Rent

Ideal investment for Rental



1a Fentiman Walk Fore Street
Hertford, SG14 1DB

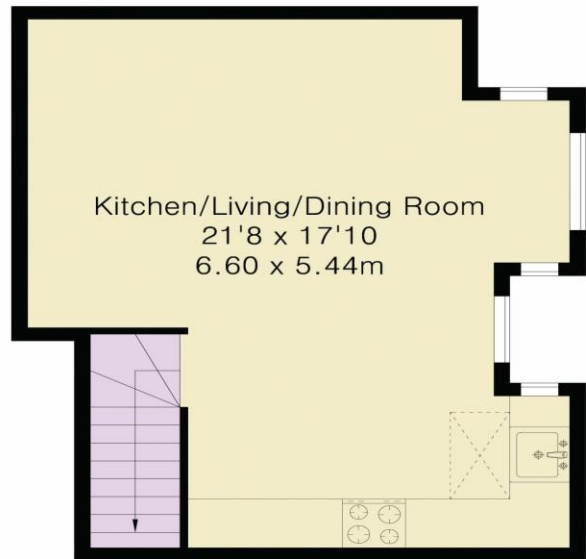
**Offers in the Region
Of £265,000**

Thomas Childs and Co. are delighted to offer for sale this very well located, town centre, one bedroom split level apartment. This apartment has features that include gas central heating, large ground floor bedroom and spacious bathroom, stairs leading up to large open plan lounge and kitchen with double height windows which flood the living area with natural light. This property is currently let on an AST until 06/10/2024 and achieves £1,050pcm. There is no parking with this apartment however it is located just a moment from Gascoyne Way multi storey car park which has free parking from 8pm until 7:30am. This apartment would make an ideal buy to let investment or would suit any buyers looking for a low cost, town centre apartment. Please note this apartment has a peppercorn ground rent and the owners pay a service charge depending on works required.

Approximate Gross Internal Area 676 sq ft – 62 sq m
Ground Floor Area 338 sq ft – 31 sq m
First Floor Area 338 sq ft – 31 sq m



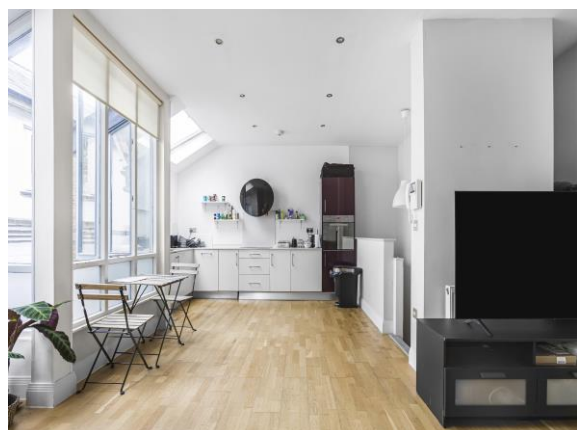
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

| | | | |
|---|---------------|---------------------|--------------------------|
| 1a Fentiman Walk Fore Street HERTFORD SG14 1DB | Energy rating | Valid until: | 5 June 2032 |
| | C | Certificate number: | 9154-3013-4202-2832-5200 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 67 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60