



Share Of Freehold, Chain Free Flat

Large Reception with Balcony

Parking Space

Two bedrooms, Two Bathrooms

Separate Kitchen

Short Walk to Hertford North Station and Town Centre

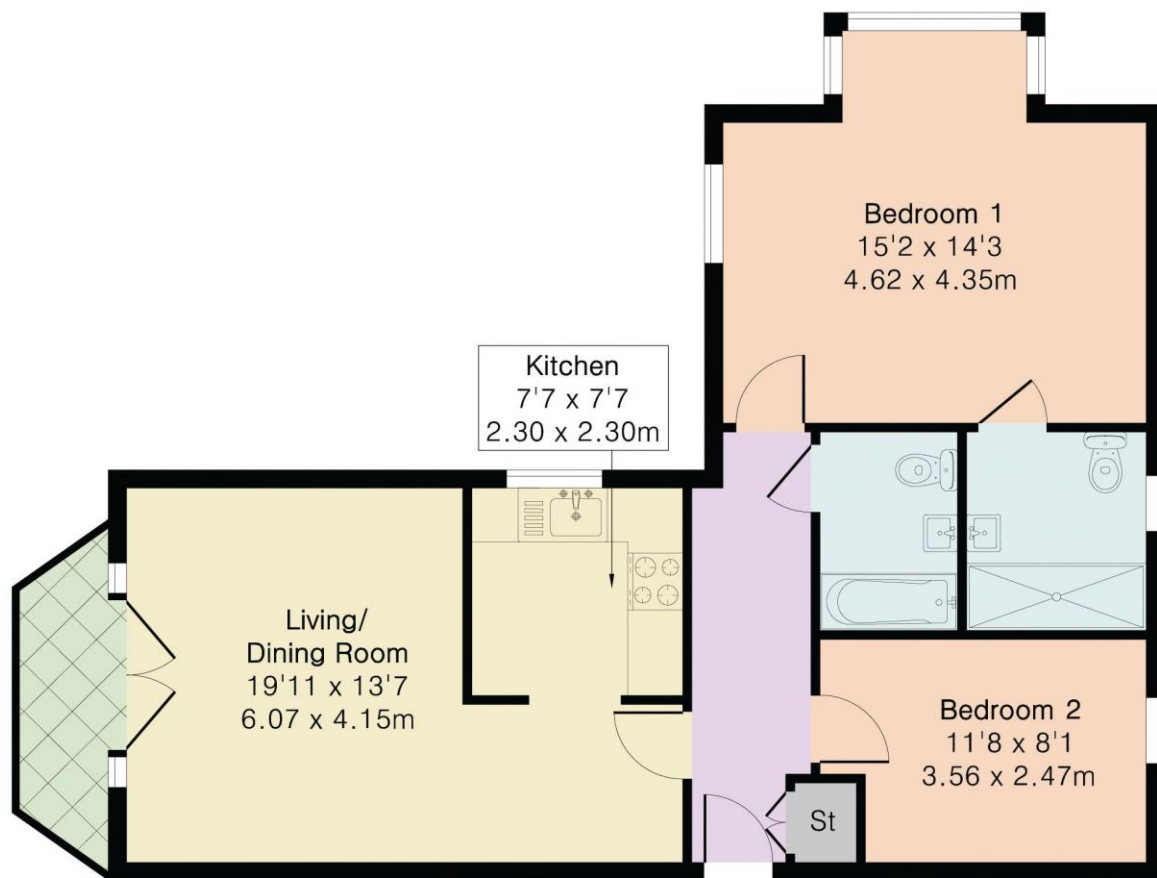


Flat 8 43 North Road
Hertford, SG14 1LZ

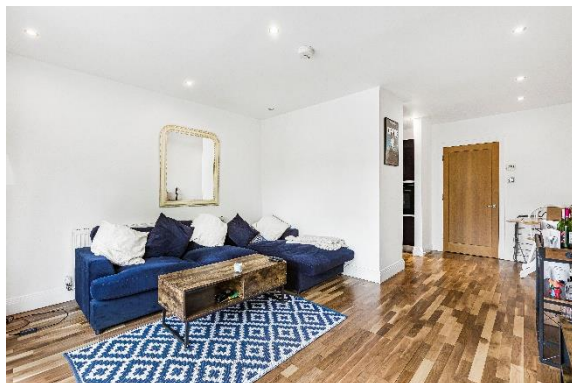
£385,000

CHAIN FREE - SHARE OF FREEHOLD Thomas Childs & Co are delighted to bring to market a lovely First floor (top floor), share of freehold apartment in Hertford Town. The apartment boasts a large bright reception with a balcony, separate modern kitchen, two double bedrooms: the principle bedroom has an en-suite and a family bathroom. The property is very clean and has been tenanted for the last few years. It is a great first time buyers pad or a great investment property. There is an allocated demised parking space that comes with the property. The property is located half way between Hertford North train station and the centre of Hertford town making this a very convenient spot.

Approximate Gross Internal Area 721 sq ft - 67 sq m



First Floor



Energy performance certificate (EPC)

Flat 8 43 North Road HERTFORD SG14 1LZ	Energy rating B	Valid until: 27 September 2032
		Certificate number: 0320-2597-6210-2622-3051

Property type	Top-floor flat
Total floor area	66 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 B. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.