



Mead Lane, Hertford, SG13 7GA



Welcome to Mead Lane, Hertford

****SHARED OWNERSHIP 45% SHARE**** A well-presented, bright and spacious one double bedroom second floor apartment, ideally situated just a stone's throw from Hertford East station, Hertford town centre and the picturesque Hartham Common. This impressive dual-aspect apartment offers contemporary open-plan living, featuring a modern kitchen/living/dining room complete with integrated appliances, creating the perfect space for both relaxing and entertaining. The property further benefits from a generous double bedroom with fitted wardrobes, a stylish modern bathroom and ample storage throughout. Additional benefits include double glazing, gas central heating, allocated parking and a long lease, making this an ideal first-time purchase, investment opportunity or convenient commuter home. This property is currently under shared ownership in conjunction with Sovereign Network Group (SNG) who have criteria for any purchase, the advertised price is for the sellers 45% share. £531.70 per month is paid to the Housing Association as rent for the retained share. Service Charge is £228.85 per month and there is no Ground Rent.



-Accommodation Overview-

Entrance Hall

Open Plan Living / Kitchen

21' 9" x 11' 4" (6.63m x 3.45m)

Kitchen

Bedroom One

13' 3" x 10' 10" including wardrobes (4.04m x 3.30m including wardrobes)

Bathroom

-Exterior-

Parking:

Allocated parking space.

Agent Note:

In addition, Sovereign Network Group Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 45% share and the remaining 55% share from Sovereign Network Group Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability and eligibility.

There are associated leases to this property. Your conveyancers can take the necessary steps and advise you accordingly. Please note there is restrictions on sub-letting, keeping boats, caravans or mobile homes and holiday home use.



view this property online williamhbrown.co.uk/Property/HFD108268

welcome to Mead Lane, Hertford

- ****SHARED OWNERSHIP 45% SHARE****
- A Well Presented One Double Bedroom Second Floor Apartment
- Allocated Parking Space
- Moments' Walk To Hertford East Train Station & Ideal Location For Hertford Town

Tenure: Leasehold EPC Rating: B

Council Tax Band: C

Service Charge: £2746.20 Yearly

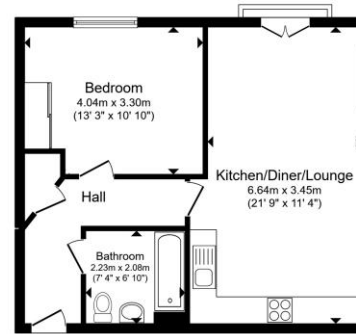
Rent: £531.70p Monthly

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Shared Ownership 45% Share

£112,500



Total floor area 50.1 m² (540 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co


william
h brown



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108268



Property Ref:
HFD108268 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk