

shepherds

A better home
moving experience



43 Sele Mill

Hertford, SG14 1LD

Price Guide £300,000



43 Sele Mill

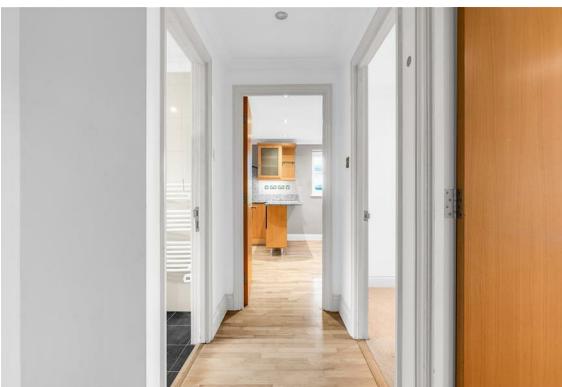
Hertford, SG14 1LD

Offered with no onward chain, this well-presented two-bedroom ground floor apartment is situated within a popular and well-maintained gated development, ideally positioned within easy walking distance of Hertford North Station and Hertford town centre.

The accommodation is bright and well laid out, centred around an open-plan living and dining space that provides a comfortable and sociable setting for everyday living. The modern fitted kitchen is neatly incorporated into the layout, offering ample storage and worktop space while remaining open to the main living area. Both bedrooms are well proportioned, making the apartment suitable for a range of buyers including first-time purchasers, downsizers, or investors.

Further benefits include allocated parking within the development, a long lease of approximately 102 years, and the use of well-maintained shared riverside gardens, providing a peaceful outdoor space and a real standout feature of the development.

Hertford itself offers a wide range of shops, cafés, restaurants, and leisure facilities, along with attractive green spaces and riverside walks. With excellent rail connections into London from Hertford North, this apartment represents a convenient and versatile opportunity in a highly accessible location.



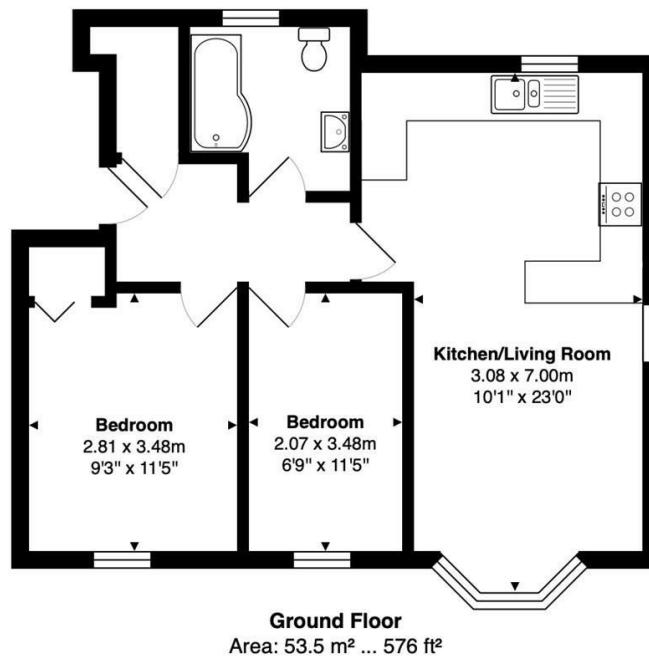


- Two bedroom ground floor flat
- OFFERED CHAIN FREE
- Gated development
- Within easy access to Hertford North train station and town centre
- Contemporary open plan living room/kitchen
- Allocated parking space
- Lease with 102 years remaining

Leasehold - 102 years remaining
Service Charge - £1,309 per annum
Ground Rent - £300 per annum



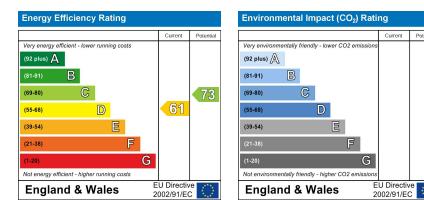
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk