Thomas Childs & Co
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Hertford
Hertfordshire
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sales@thomas-childs.com
01992 721321



No Onward Chain

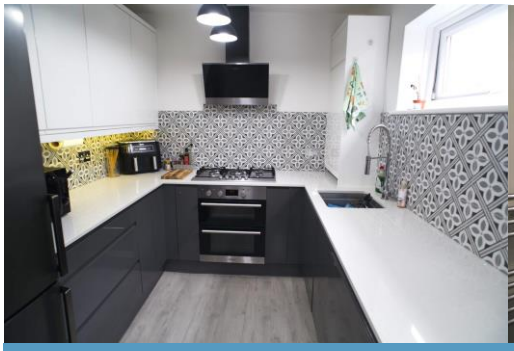
First Floor

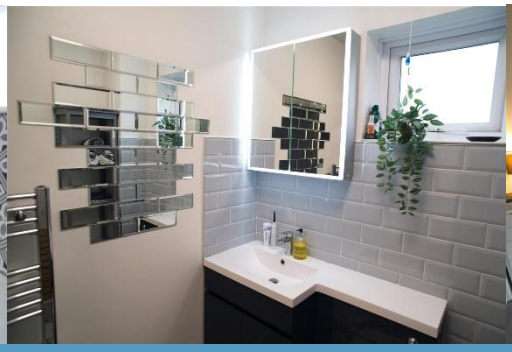
Sought After Peaceful Location

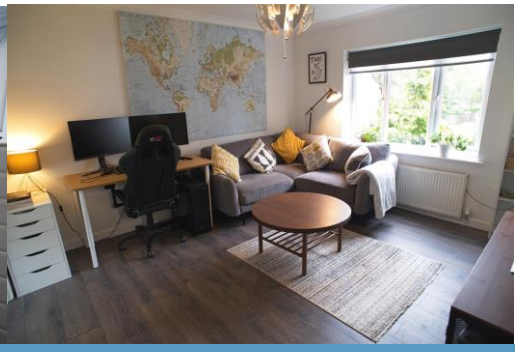
Walking Distance to Hertford North Railway Station

Close to Hertford Town Centre

Allocated Parking



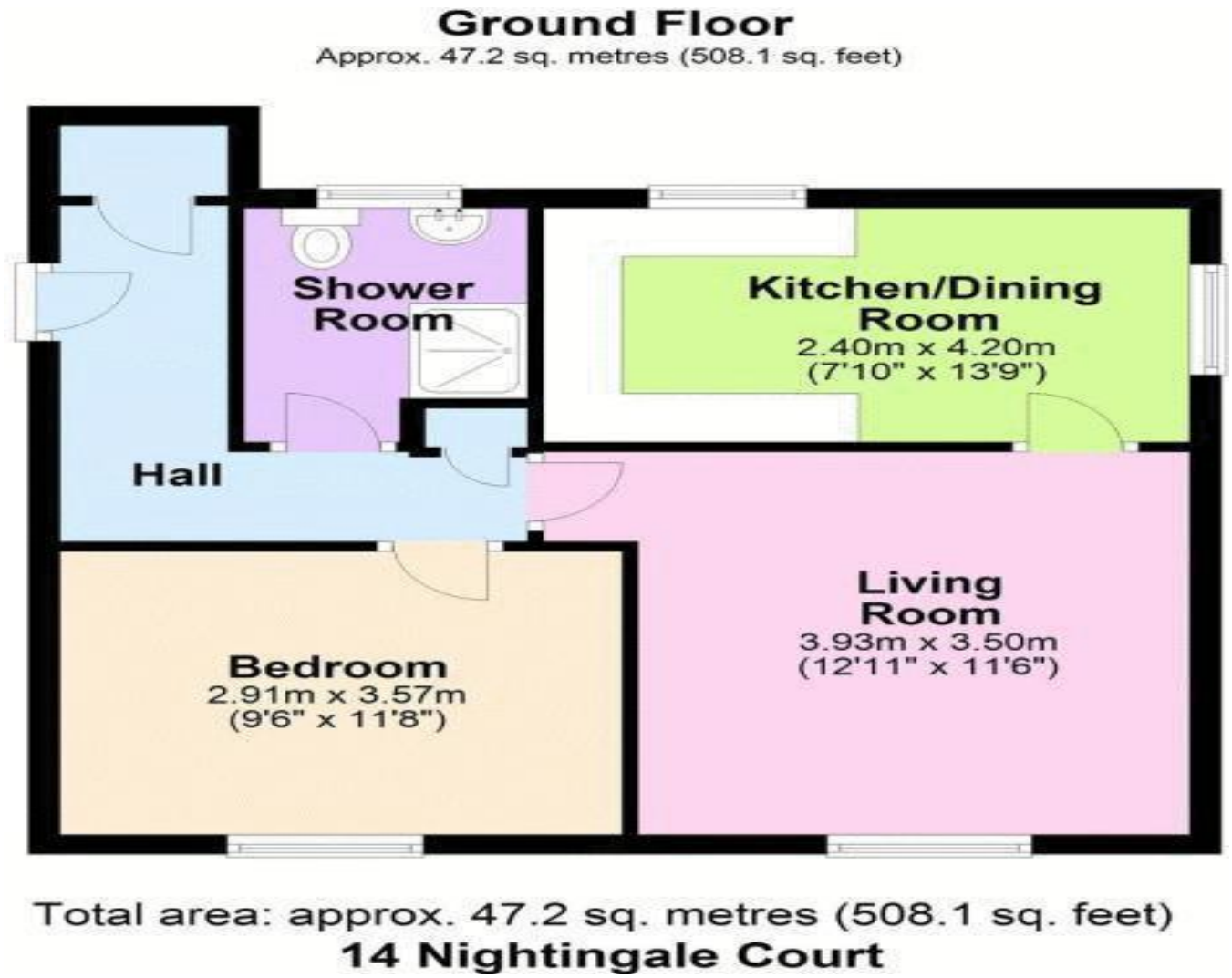




14 Nightingale Court
Hertford, SG14 1PD

Guide Price £250,000

Chain Free Thomas Childs are delighted to present this one bedroom, first floor apartment in a highly sought after and convenient position within walking distance of Hertford town centre and Hertford North railway station. The property offers bright and comfortable accommodation, the entrance hallway has a useful storage cupboard and leads onto the modern kitchen/dining room, bright sitting room, double bedroom and shower room. This home offers the opportunity to update and personalise to your own taste. Externally residents benefit from very well maintained communal grounds, with riverviews, along with both allocated and visitor parking. This apartment is ideally situated and is a short walk to Hertfords shops, bars, resturants and leisure facilities. Hertford North station is close by and offers direct links into London, ideal for commuters, whilst road connections via the A10, A414 and M25provide easy access to surrounding towns and countryside. This apartment offers an excellent opportunity for first-time buyers, downsizers or investors. Please call one of the team to arrange a viewing







Energy performance certificate (EPC)

14, Nightingale Court HERTFORD SG14 1PD	Energy rating **C**	Valid until:	**12 January 2030**
		Certificate number:	**0618-2098-7299-6280-4280**

Property type	Mid-floor flat
Total floor area	46 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).

Energy rating and score

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

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

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.