



**Foxes Close, Hertford, SG13 7UA**



## Welcome to

### Foxes Close, Hertford

A well-presented one double bedroom top-floor apartment situated in the ever-popular Foxholes development. This bright and spacious home features an open-plan kitchen/dining room, a generous double bedroom and a modern bathroom. Further benefits include a recently renewed long lease, loft storage space, newly fitted electric heaters, full double glazing, allocated parking for one vehicle and additional visitor parking.

\*\*\*Investment buyers only\*\*\*Tenants in Situ\*\*\*



## -Accommodation Overview-

### Entrance Hallway:

Access to loft hatch, storage cupboard, carpet.

### Kitchen / Lounge:

22' 6" x 9' 2" ( 6.86m x 2.79m )

Fitted wall and base units with work surface over, sink unit with taps over, plumbing for washing machine, space for cooker, vinyl flooring, double glazed window to side aspect. Double glazed bay window to rear aspect, storage cupboard, electric heating, carpet.

### Bedroom One:

10' 6" x 7' 10" ( 3.20m x 2.39m )

Double glazed window to side aspect, fitted wardrobe, carpet, electric radiator.

### Bathroom:

Three-piece suite comprising of bath with electric shower over, pedestal wash hand basin, WC.

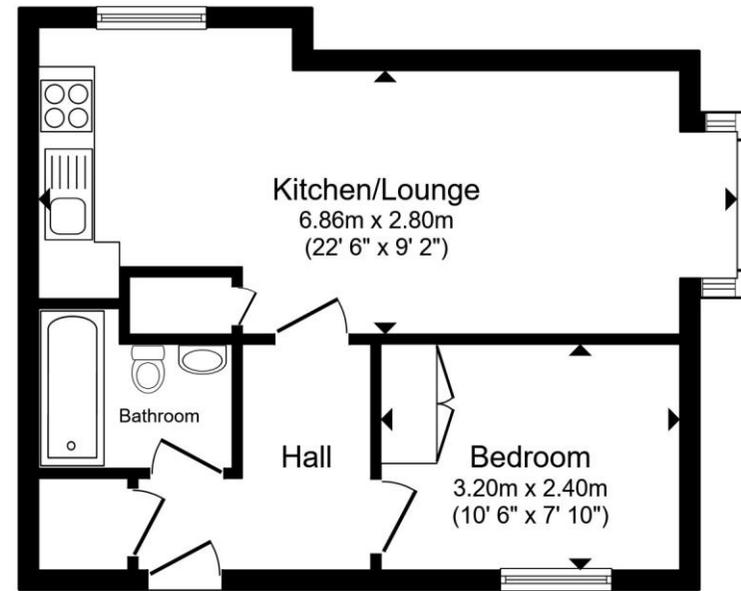
## -Exterior-

### Parking:

Allocated parking for one car plus visitor parking bays available.

### Agent Notes:

Please note there is restrictions on keeping mobile homes/caravans or boats on site, running a business and keeping pets. Please ask agent for more details.



Total floor area 38.6 m<sup>2</sup> (415 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.io](http://www.propertybox.io)



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## Welcome to

### Foxes Close, Hertford

- **\*\*\*RECENTLY EXTENDED LEASE\*\*\***
- **\*\*\*TENANTS IN SITU\*\*\***
- **\*\*\*Investment Buyers Only\*\*\***
- Open Plan Kitchen / Lounge
- Loft Space
- Allocated Parking For One Car & Visitor Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

Service Charge: £1,921.78 Yearly

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 143 years from 07 May 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £197,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108095 - 0002

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william h brown



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



[williamhbrown.co.uk](http://williamhbrown.co.uk)