

shepherds
A better home
moving experience



12 Nags Head Close

Hertford, SG13 7FJ

Price Guide £240,000



12 Nags Head Close

Hertford, SG13 7FJ

Located on the east side of Hertford, this delightful two-bedroom ground floor flat offers a harmonious blend of comfort and convenience. Perfectly positioned equidistant from both Hertford and Ware, this property ensures easy access to a trio of mainline train stations, making it an ideal choice for commuters and those seeking the vibrancy of town life.

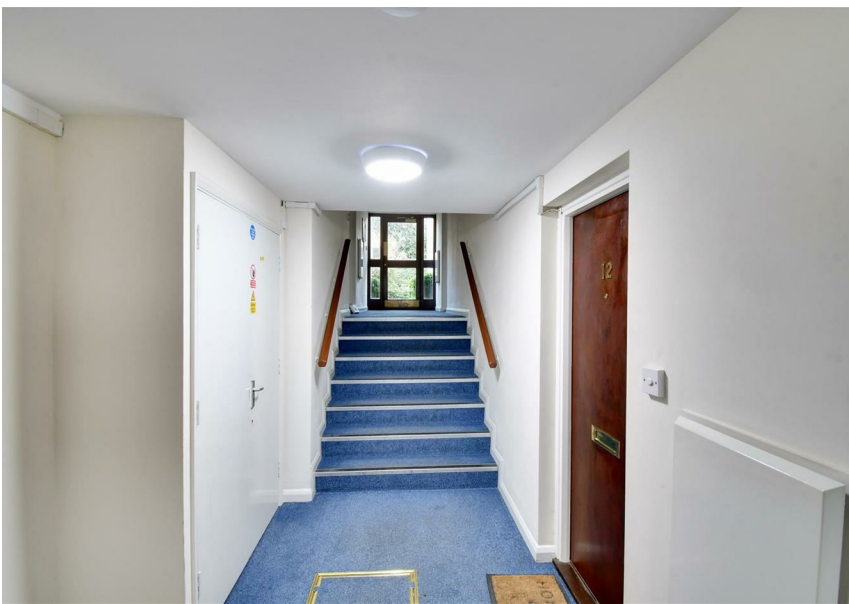
Step inside to discover a spacious 17' lounge/diner, a versatile space that invites relaxation and entertaining alike. Adjoining this is a refitted contemporary style kitchen, thoughtfully designed to cater to modern culinary needs with sleek finishes and ample storage.

The property further boasts a modern bathroom, exuding a sense of luxury and functionality, ensuring your daily routines are met with ease and style. With a lease offering 98 years remaining, this flat presents a secure and long-term investment in a sought-after area.

Outside, the development offers casual residents parking to the rear, providing convenience and peace of mind. The location is a true highlight, offering the best of both worlds with the serene surroundings of Hertford and the bustling amenities of Ware just a short distance away.

This charming flat is more than just a home; it's a gateway to a lifestyle of ease and accessibility. Whether you're a first-time buyer, downsizer, or investor, this property promises to meet your needs with its superb location and well-appointed interiors. Don't miss the opportunity to make this delightful flat your own. Viewing is highly recommended to fully appreciate all that this property has to offer.





- Two bedroom ground floor flat
- Situated on the east side of Hertford
- Refitted contemporary style kitchen
- Spacious 17 lounge/diner
- Modern refitted bathroom
- Residents parking available

Communal Entrance Hall:

Entrance Hall:

Kitchen:

9'2" x 6'5" (2.79 x 1.96)

Lounge/Diner:

17'10" x 9'10" (5.44 x 3.00)

Bedroom 1:

11'2" x 9'1" (3.40 x 2.77)

Bedroom 2:

9'0" x 6'6" (2.74 x 1.98)

Bathroom:

6'5" x 5'6" (1.96 x 1.68)

Parking:

Casual residents parking area located to the rear of the development.

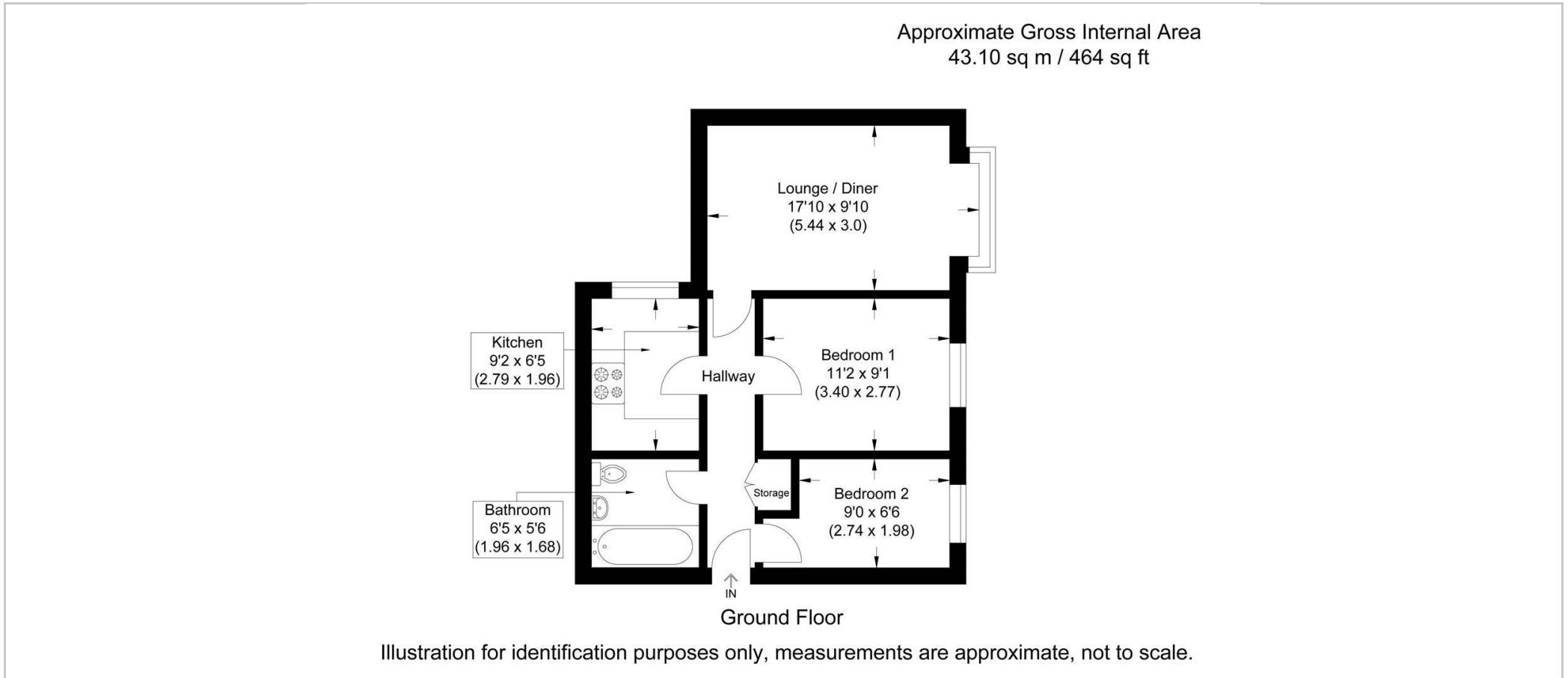
Tenure:

Leasehold - 125 years from 1998

Service Charge: £1419.69 per annum

Ground Rent: £50 per annum

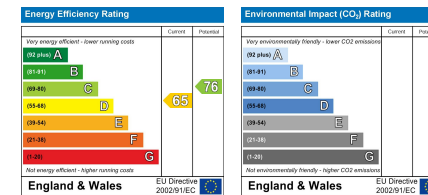
Floor Plan



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@shepherdsfhertford.co.uk