



New Road, Hertford, SG14 3JL

Welcome to New Road, Hertford

A larger-than-average, bright and spacious two double bedroom penthouse, offering well-proportioned accommodation throughout and having been completely remodelled to a high standard. The well-proportioned living/dining room is flooded with natural light and benefits from further stunning views, creating a bright and welcoming space. Externally, the property enjoys the rare advantage of its own private, secluded and low-maintenance rear garden, along with allocated parking to the front. The penthouse is offered for sale with a brand-new extended lease on completion. Ideally located in the ever-popular village of Bengeo, the property is within an ideal location for Hertford town centre, Hertford North railway station, highly regarded local schools and the open green spaces of Hartham Common, making it an exceptional opportunity for buyers seeking space, quality and convenience.



-Accommodation Overview-

-Hallway-

Stairs leading to ground floor and all rooms.

Lounge / Dining Room:

16' 2" x 13' 11" (4.93m x 4.24m)

Window to front aspect, carpet, electric radiator.

Kitchen:

16' 2" x 11' 9" (4.93m x 3.58m)

Fitted wall and base units with work surface over, butler style sink with mixer tap over, integrated appliances, eye-level oven and grill, island with built in units and wine rack, window.

Bedroom One:

14' 2" x 14' 1" (4.32m x 4.29m)

Window, carpet, spot lighting, electric radiator.

Bedroom Two:

14' x 13' (4.27m x 3.96m)

Window, carpet, electric radiator.

Bathroom:

Four-piece suite comprising of cast iron bath, walk in shower with shower attachment, wash hand basin, WC, tiled floor, fully tiled walls, chrome heated towel rail, two obscure windows.

Study:

7' 3" x 5' 10" (2.21m x 1.78m)

Window.

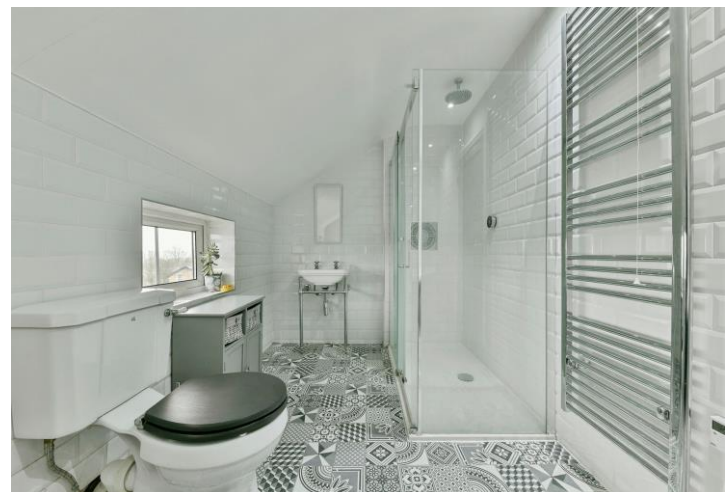
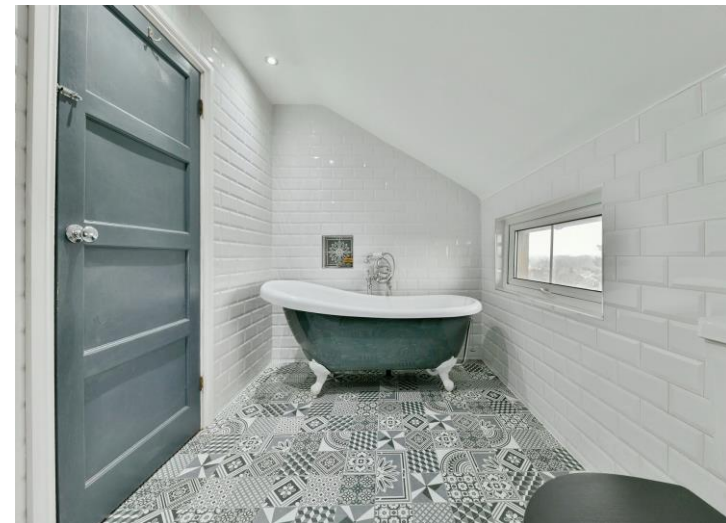
-Exterior-

Garden:

Low maintenance rear garden.

Parking:

Allocated parking to front.



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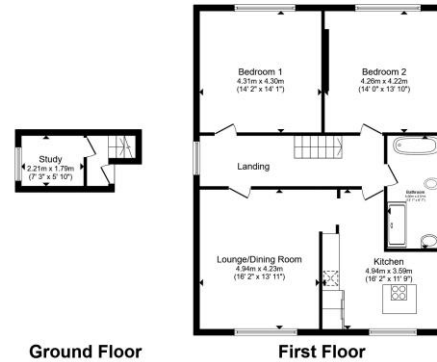
- Two Double Bedroom Penthouse Apartment
- Sought After Bengo Location
- Modern Four Piece Bathroom
- Beautiful Views Across Hertford
- Brand New Lease Extension On Completion
- Ideally Located For Hertford Town, Hartham Common & Local Schools

Tenure: Leasehold - EPC Rating: D
Council Tax Band: D - Service Charge: : N/A
Ground Rent: £40.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£425,000



Total floor area 103.3 m² (1,112 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108106 - 0001

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.

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