



**Newland Gardens, Hertford, SG13 7WX**



## **Welcome to**

### **Newland Gardens Hertford**

This larger-than-average, well-proportioned two double bedroom, two-bathroom apartment is situated on the second floor of a modern development with lift access and offers bright, spacious accommodation throughout. Agents Note; We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.



**Agent Note:**

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**Entrance Hall****Lounge**

16' 1" x 12' ( 4.90m x 3.66m )

**Kitchen**

9' 5" x 6' 8" ( 2.87m x 2.03m )

**Bedroom One**

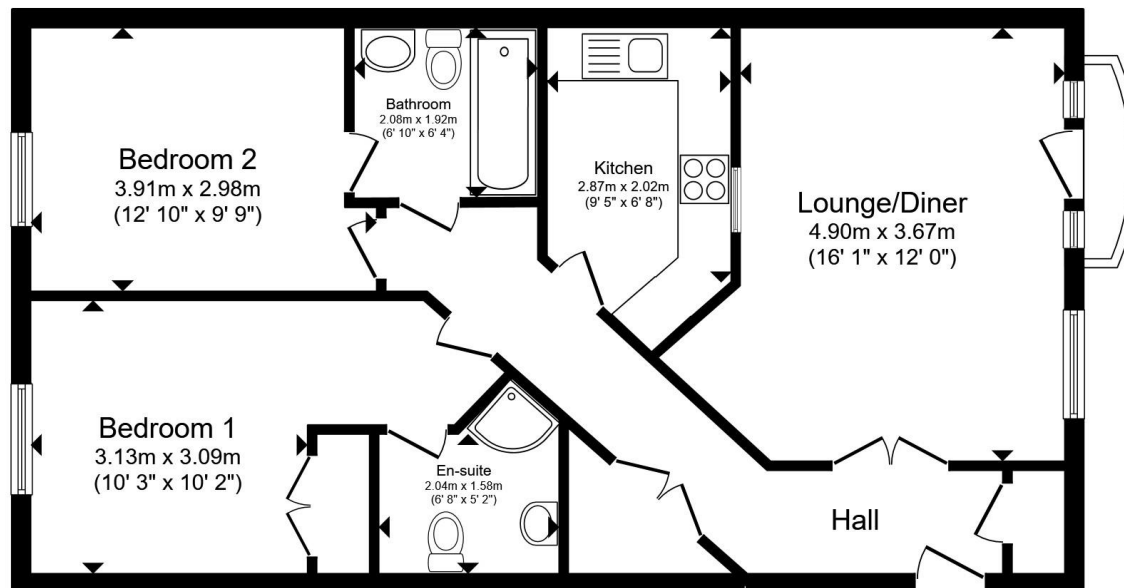
10' 3" x 10' 2" excluding wardrobes ( 3.12m x 3.10m excluding wardrobes )

**En-Suite Shower Room****Bedroom Two**

12' 10" max x 9' 9" ( 3.91m max x 2.97m )

**Bathroom****-Exterior-****Parking:**

We are unable to verify the parking arrangements. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding.



Total floor area 72.1 m<sup>2</sup> (776 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

### Newland Gardens, Hertford

- Two Bedroom Upper Floor Apartment
- En-Suite Shower Room & Bathroom
- Communal Gardens
- Ideal Location For Hertford Town Centre & Hertford East Train Station
- Please Call Agent For More Details On This Property

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108088 - 0001

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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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