



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.



Agent Note:

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. The service charge for the period of 1st September 2025 to 31st August 2026 is £3012.98p and the Ground Rent is £135 for the period of Mrch 2026 - August 2026.

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 regards to any specific requirements before proceeding



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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

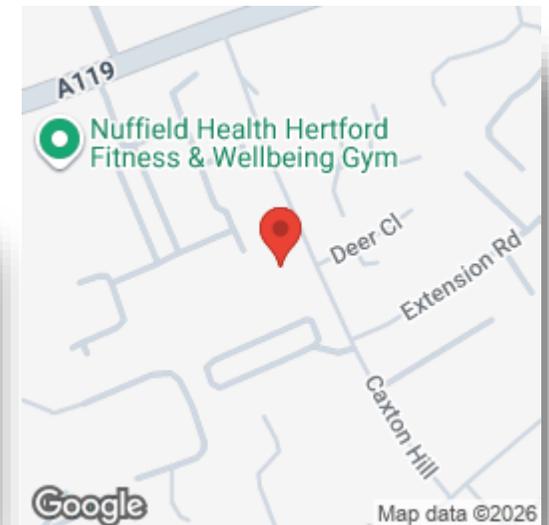
Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3012.98

Ground Rent: 270.00

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.

£279,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108088 - 0006

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.



william h brown



01992 586501



Hertford@williambrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williambrown.co.uk