



Connells

Newland Gardens
Hertford



Property Description

We are delighted to bring to market this two double bedroom ground floor apartment ideally located within walking distance of Hertford Town centre and Hertford East train station. This will make a fantastic first time buy or for those who are looking to downsize!

Accommodation comprises entrance hall, lounge/diner with patio leading to a small patio area and communal gardens, a modern fitted luxury kitchen, two double bedrooms the master of which boasts an en suite and a modern fitted family bathroom. There is lift access to the secure gated parking area where there is an allocated parking space. The property also benefits from access to a communal gym for residents only

The property is perfectly positioned within walking distance of local amenities including Tesco and the Nuffield Health Fitness & Wellbeing Gym. For those looking to travel further afield, there is easy access to local bus routes and excellent road links via the A10 and A1. For the commuter, both Hertford East and Hertford North stations are easily accessible, offering frequent and direct links into London Liverpool Street and Moorgate, making this the ideal retreat for those who work in the city but crave a quieter lifestyle.

AN IMMEDIATE VIEWING IS HIGHLY RECOMMENDED

Communal Entrance Door

Communal Hallway

Apartment Front Door

Entrance Hall

Lounge/DINER

LUXURY Kitchen

Bedroom One

En Suite

Bedroom Two

MODERN Bathroom

Communal Gardens

Secure Space **Allocated** **Parking**

Gym Facilities





Total floor area 77.9 m² (838 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



To view this property please contact Connells on

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8 Market Place
 STEVENAGE SG1 1DB

EPC Rating: B

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/STV312740](https://www.connells.co.uk/Property/STV312740)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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