



Vicarage Lane, Waterford, Hertford, SG14 2QA



Welcome to Vicarage Lane, Waterford Hertford

****SOLD AS SEEN****A two-bedroom first-floor maisonette with its own private garden, situated in the quiet and sought-after village of Waterford. Requiring modernisation throughout, this property offers an excellent opportunity for buyers looking to add value and create a home to their own taste. The accommodation comprises a well-proportioned kitchen, a bright and spacious living room, two good-sized bedrooms, and a family bathroom. Further benefits include a newly granted 125-year lease, double glazing throughout, electric heating, and ample built-in storage cupboards. Ideally located, the property is approximately two miles from Hertford town centre, providing easy access to a range of shops, amenities, and transport links. Please note this a company sale - The information we have regarding this property is limited. Please note the vendor will be retaining the Freehold and only selling the leasehold when the property completes. Please ask the agent for more details.



-Accommodation Overview-

Agent Note:

Agent Note: Once purchased Sovereigns Network Homes (SNG) will split this title to leasehold.

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Charges:

Service charges £1,600 yearly (please enquire about review dates.)

Ground Rent £0

125 Year Lease On Completion

Entrance Hall

Electric heater.

Lounge / Diner:

16' 11" x 10' 10" (5.16m x 3.30m)

Window to front, electric heating.

Kitchen:

8' 11" x 8' 11" into units (2.72m x 2.72m into units)

Fitted wall and base units, sink unit, space for appliances, window to rear aspect.

Bedroom One:

13' 7" x 11' 2" including wardrobe (4.14m x 3.40m including wardrobe)

Window to front aspect, fitted wardrobe, electric heating.

Bedroom Two:

9' 6" x 8' 11" including wardrobe (2.90m x 2.72m including wardrobe)

Window to rear aspect, fitted wardrobe, electric heater.

Bathroom

Fitted three-piece suite comprising of bath with mixer tap over, wash hand basin, WC, partly tiled walls, window.

-Exterior-

Garden:

First half of the garden belongs to property. Accessed through communal hallway.

Parking:

On street parking.



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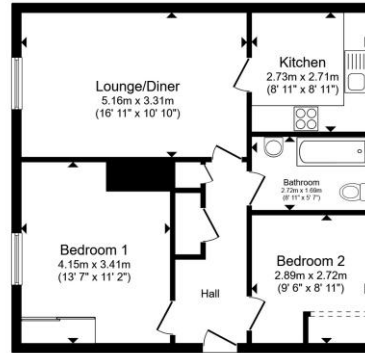
Hertford

- Two Bedroom First Floor Maisonette
- ****SOLD AS SEEN****
- Newly Granted 125 Year Lease On Completion - Please Ask Agent
- On Street Parking
- Own Garden Area

Tenure: Leasehold on completion

EPC Rating: D

Council Tax Band: C



Total floor area 60.3 m² (649 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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Price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108298 - 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 buyer's 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.

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