

# shepherds

A better home  
moving experience



137 Newland Gardens  
Hertford, SG13 7WY

**Price Guide £340,000**



# 137 Newland Gardens

Hertford, SG13 7WY

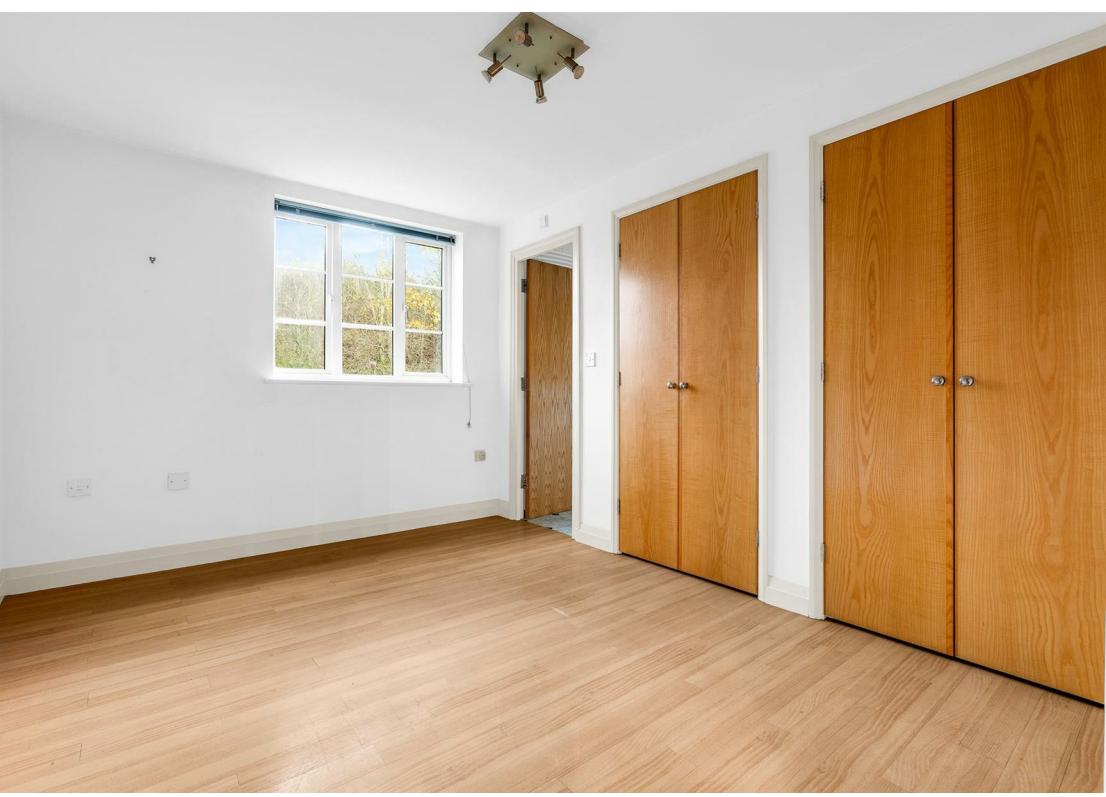
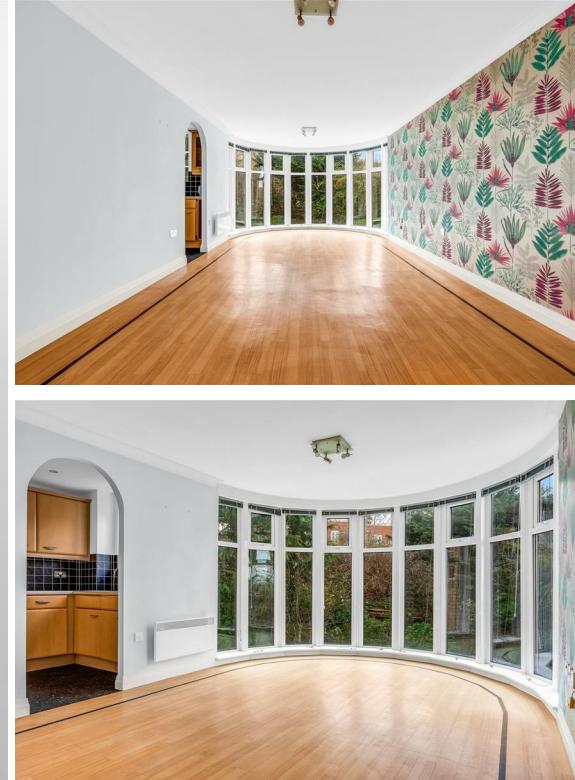
Spacious Two-Bedroom First Floor Apartment in Popular East Side Development

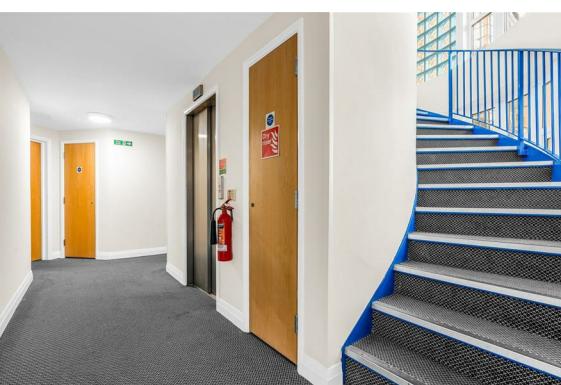
Set within a highly sought-after development on the east side of town, this bright and spacious two double bedroom first-floor apartment offers an ideal combination of comfort, convenience, and modern living. Located within walking distance of Hertford East train station and the town centre, residents benefit from easy access to shops, restaurants, cafes, and a wide range of local amenities.

The apartment is accessed via lift or stairs, providing flexibility and ease of use, and includes the added security of a gated underground car park with allocated parking and additional visitor spaces. For those who enjoy staying active, the development also features a residents-only gym, offering the perfect opportunity to maintain a healthy lifestyle without leaving home.

Inside, the generous lounge/diner is filled with natural light and overlooks the beautifully maintained communal gardens, creating a tranquil and inviting space to relax or entertain. The master bedroom benefits from a private ensuite, complemented by a well-appointed main bathroom, while both bedrooms offer ample space and storage.

Offered chain-free and with a long lease of 975 years remaining, this apartment presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a ready-to-move-in home in a convenient and highly desirable location.

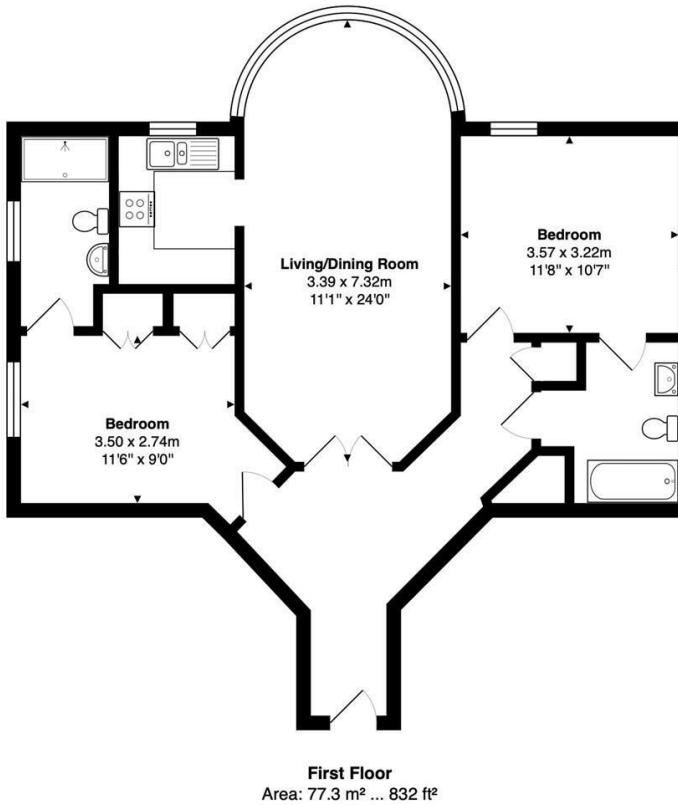




- Two double bedroom first floor apartment
- Offered chain free
- Spacious lounge/diner overlooking the communal gardens
- Ensuite to master bedroom plus main bathroom
- Secure gated underground parking plus visitors parking
- Lease with 975 years remaining
- Easy access to Hertford East train station and the town centre

Leasehold 975 years remaining  
Service Charge - £3,000 per annum  
Ground Rent - £270 per annum

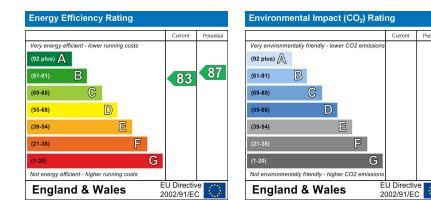
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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