

shepherds

A better home  
moving experience



16 Foxes Close

Hertford, SG13 7UA

Price Guide £275,000



## 16 Foxes Close

Hertford, SG13 7UA

CHAIN FREE and ideally located in the heart of Foxholes, this well-presented two-bedroom ground floor apartment represents an excellent opportunity for first-time buyers, downsizers, and investors alike. Tucked away in a quiet cul-de-sac, the property also benefits from plenty of visitor parking.

The accommodation includes a spacious 19' living/dining room, offering plenty of space to relax or entertain, along with a well-designed and practical kitchen. The principal bedroom benefits from a Hammonds-designed and fitted range of wardrobes, providing ample built-in storage, while the second bedroom offers flexibility as a guest room, home office, or nursery. A family bathroom completes the accommodation.

Outside, the apartment enjoys access to well-maintained communal gardens and also comes with an allocated parking space, adding to its overall convenience.

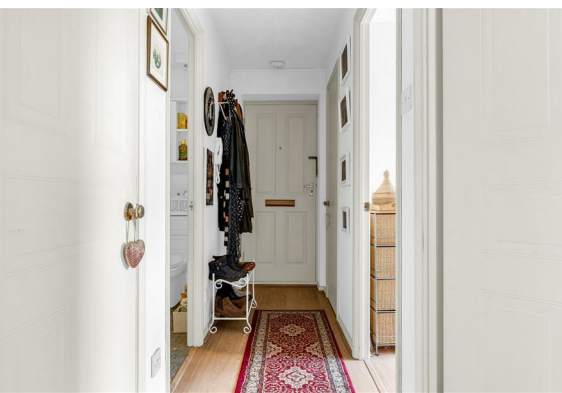
Foxholes remains a popular residential area, with Hertford town centre and Hertford East station both located just over a mile away. A local convenience store is also within easy walking distance, adding to the day-to-day practicality of the location.

The property is offered with a long lease, with 152 years remaining.

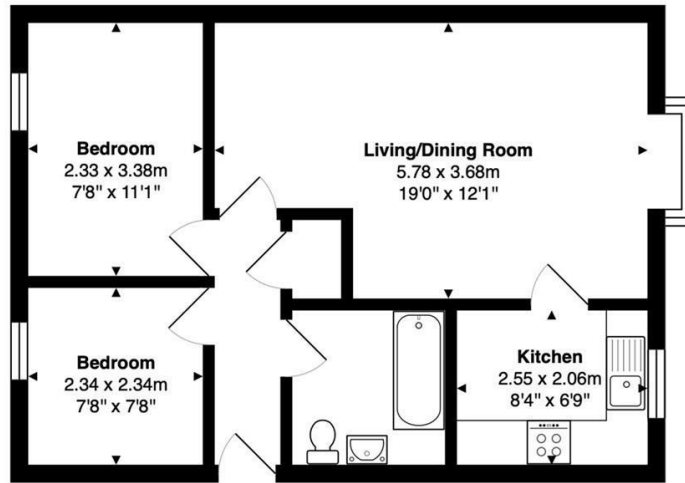




- Offered CHAIN FREE
  - Ground floor apartment
  - Two bedrooms (one double, one single) with Hammonds designed and fitted units in the main bedroom
  - Spacious 19 living/dining room
  - Well laid out kitchen
  - Allocated parking space plus plenty of visitors parking
  - Access to well-maintained communal gardens
  - Sought-after Foxholes location, just over a mile from Hertford East station and the town centre
  - Lease with 152 years remaining
- Tenure  
Leasehold - 152 years remaining  
Service Charge - TBC  
Ground Rent - Nil



## Floor Plan



Ground Floor

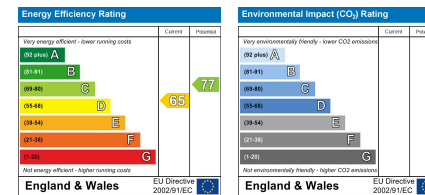
Total Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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## 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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