



**Newland Gardens, Hertford, SG13 7WN**



## Welcome to

### Newland Gardens, Hertford

A spacious and well-proportioned two double bedroom, two bathroom second-floor apartment, ideally situated just a stone's throw from Hertford town centre, the Hertford East railway station, local amenities, and the beautiful Hartham Common. In need of modernisation throughout - this property offers excellent potential for buyers looking to create a home tailored to their own tastes and requirements. The accommodation comprises a bright and generous reception room with a Juliette balcony, a separate kitchen, two double bedrooms, and a family bathroom. The principal bedroom benefits from an en-suite shower room and a walk-in wardrobe.



## -Accommodation Overview-

### Agent Note:

We have limited information on this property; we have not been able to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regard to any specific requirements before proceeding.

### Communal Entrance

### Lounge / Diner

18' 7" x 10' 9" ( 5.66m x 3.28m )

### Kitchen

9' 9" x 7' 10" ( 2.97m x 2.39m )

### Bedroom One

13' 1" x 9' 3" ( 3.99m x 2.82m )

### En-Suite Shower Room

### Bedroom Two

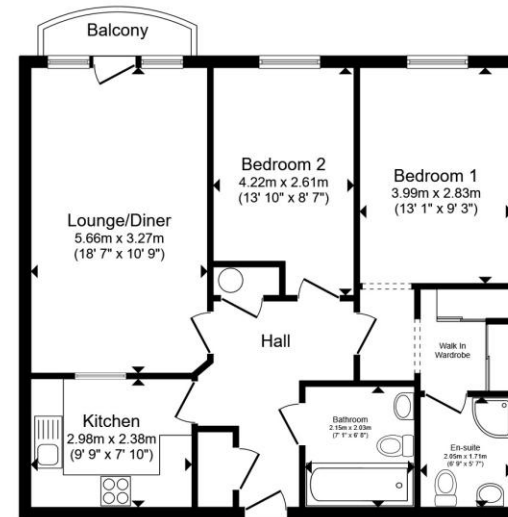
13' 10" x 8' 7" ( 4.22m x 2.62m )

### Bathroom

### -Exterior-

### Parking:

One allocated parking space.



Total floor area 72.5 m<sup>2</sup> (781 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](http://www.propertybox.io)

  
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welcome to

## Newland Gardens, Hertford

- SOLD AS SEEN & NO UPWARD CHAIN
- Lift Access
- Two Double Bedrooms
- En-Suite Shower Room & Bathroom
- Conveniently Located For Hertford Town & Hertford East Train Station
- Leasehold Charges To Be Confirmed

Tenure: Leasehold - EPC Rating: D

Council Tax Band: D Service Charge: TBC

Ground Rent: TBC

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.

# £265,000



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Property Ref:  
HFD108329 - 0004

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Please note the marker reflects the postcode not the actual property

  
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