

shepherds

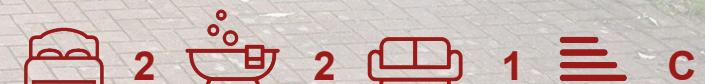
A better home  
moving experience



3 Stants View

Hertford, SG13 7FY

Guide Price £295,000



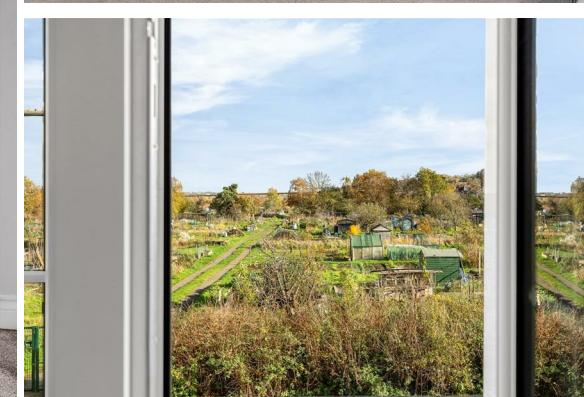
## 3 Stants View

Hertford, SG13 7FY

Situated in the ever-popular Stants View development, this well-proportioned CHAIN FREE first floor apartment offers two bedrooms, two bathrooms, and attractive views over the neighbouring allotments. Ideally positioned, it's just a short walk from Hertford Town Centre, Hertford East Station, and the open green spaces of Hartham and The Meads.

The apartment features a spacious living/dining room with a separate kitchen, both enjoying the pleasant outlook across the allotments. The living room benefits from a Juliette balcony, with a second Juliette balcony found in the master bedroom, which also enjoys its own en-suite shower room. The second bedroom is served by a separate bathroom.

Further advantages include an allocated parking space positioned behind secure gates and well-kept communal areas.





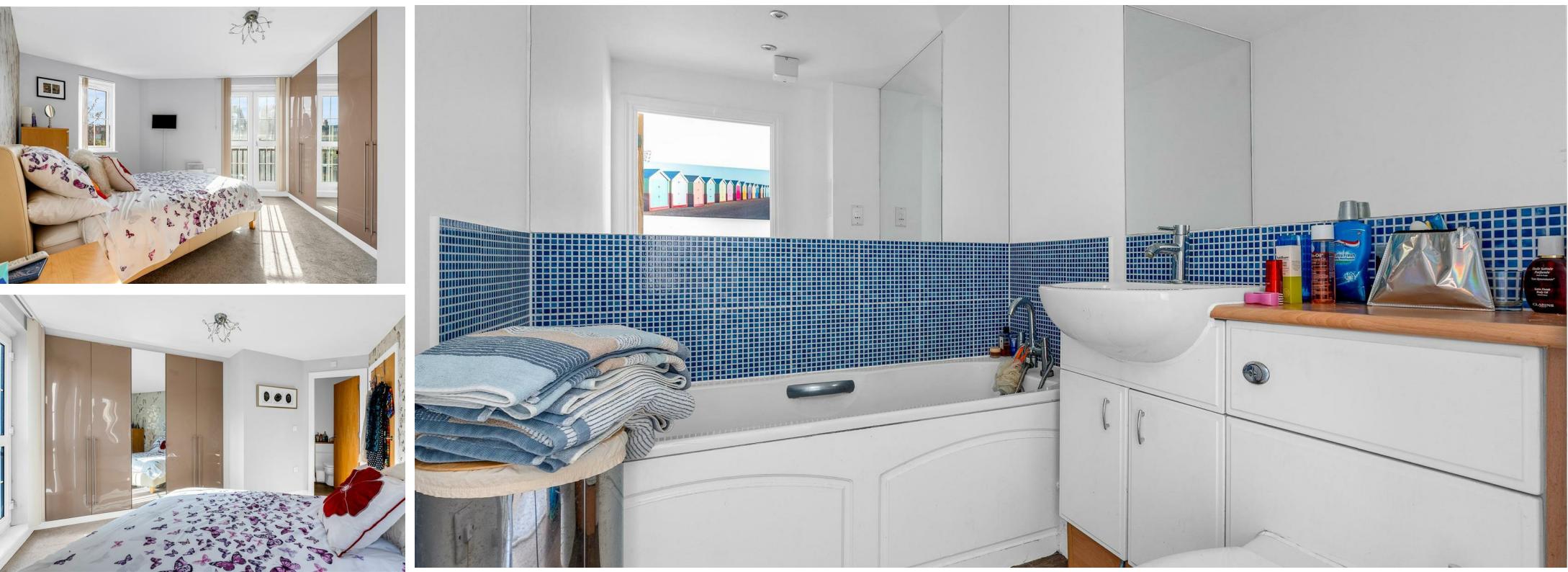
- Chain free first floor apartment in the popular Stants View development
- Two bedrooms and two bathrooms, including an en-suite to the master
- Lovely views over the allotments from the living/dining room and kitchen
- Spacious living/dining room with a separate and well-laid-out kitchen
- Master bedroom with en-suite shower room
- Allocated parking space set behind the development's secure gates
- Short walk to Hertford Town Centre and Hertford East Station
- Moments from The Meads and Hartham for scenic riverside walks

• Material Information -  
<https://t.shepherdsofhertford.co.uk/2p8mvp9>

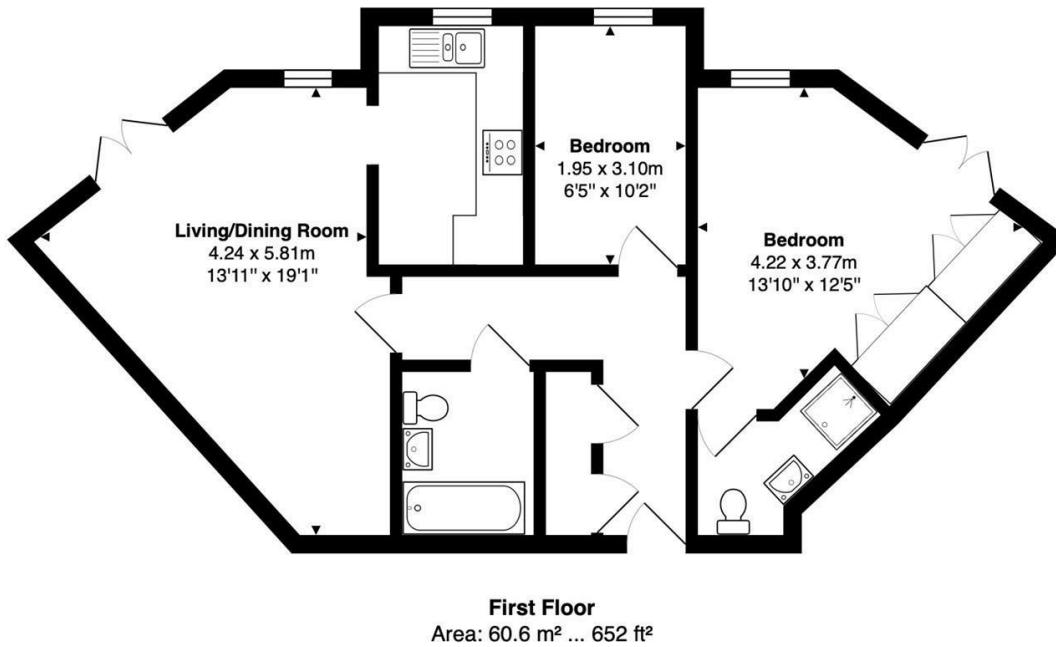
Leasehold: 136 years remaining

Ground Rent: £260 per annum

Service Charge: £2,811 per annum



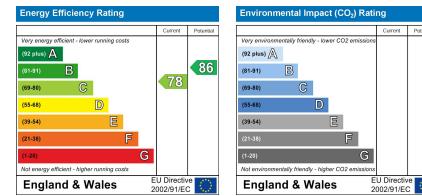
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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