



**Honey Lane
Hertford**



**£164,950
Leasehold - Share of Freehold**

A well-located first-floor studio apartment offering open-plan living with a modern fitted kitchen, generous storage, gas central heating, and charming period details including picture rails. Set in an excellent town centre position, this property benefits from a share of the freehold, a low service charge, and close proximity to Hertford's shops, restaurants, and both Hertford East and Hertford North stations.

Offered to the market vacant and chain free, this apartment is an ideal pied-à-terre or investment purchase.

- **First-floor studio apartment in an excellent town centre location**
 - **Open-plan living, kitchen and dining area**
 - **Modern fitted kitchen with ample worktops**
 - **Gas central heating throughout**
 - **Generous hallway with extensive built-in storage**
 - **Picture rails and period-style features**
- **Share of the freehold with low monthly service charge**
- **Short walk to Hertford East and Hertford North train stations**
 - **Offered vacant and chain free**
 - **Ideal pied-à-terre or investment purchase**

Entrance

Communal entrance door with security entrance phone system. Stairs to the first floor with hardwood entrance door to the:-

Entrance Hallway

15'2 x 3'

Radiator. Doors to:-

Storage Cupboard

6'4 x 5'

Housing a Vaillant boiler, clothes hanging rail and shelving

Bathroom

5'9 x 6'7

Opaque glazed window. Low flush W.C. with a push button flush. Pedestal wash hand basin with tiled splash back. Panel bath with mixer tap with shower over and shower screen. Part tiled walls. Radiator.

Living Room

Georgian style sash window to the front. Picture rail. Fitted carpets. Double radiator.

Kitchen

15'8 x 12'9

Wall and base fitted units with rolled edge work surface and breakfast bar. Plumbing for Indesit washing machine. Fridge freezer. 1 1/2 bowl ceramic sink with mixer tap and drainer. Zanussi oven with ceramic hob, extractor fan over and tiled splash backs. Herringbone grey oak flooring.







