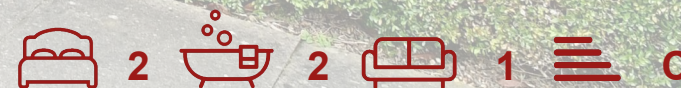


shepherds  
A better home  
moving experience



115 Newland Gardens  
Hertford, SG13 7WY

Price Guide £300,000



## 115 Newland Gardens

Hertford, SG13 7WY

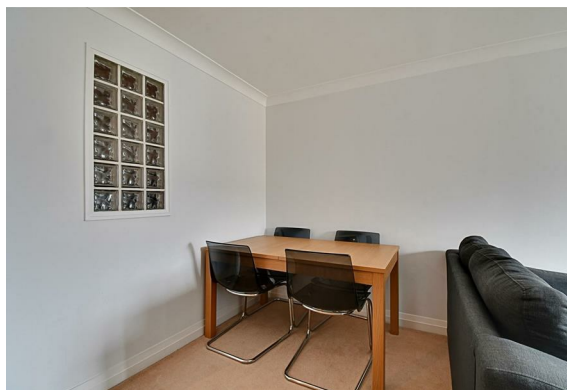
RESIDENTS GYM and OFFERED CHAIN FREE!  
Discover the epitome of modern living with this two-bedroom third floor apartment with lift access, nestled within a highly sought-after development on the east side of Hertford. Perfectly positioned for both convenience this residence offers seamless access to the bustling town centre and the Hertford East train station, making it an ideal choice for commuters and for those looking to enjoy all the local amenities.

Step inside to find a spacious 20-foot living room that effortlessly flows onto a private balcony, offering a space to unwind and enjoy the fresh air. The apartment boasts a well-appointed main bathroom, complemented by an additional en-suite shower room for the master bedroom, ensuring comfort and privacy for all residents.

Designed with modern lifestyles in mind, this property features an array of amenities that elevate everyday living. Residents can enjoy exclusive access to a private gymnasium, perfect for maintaining an active lifestyle without leaving the comfort of the development. The convenience of allocated parking in a secure, gated underground car park adds an extra layer of ease and security.

This apartment presents a rare opportunity to secure a home in one of Hertford's most desirable locations. Whether you're a first-time buyer, downsizing, or seeking a savvy investment, this property promises a lifestyle of comfort and convenience.

With its blend of modern amenities and prime location, this apartment is more than just a home; it's a gateway to a vibrant Hertford lifestyle. Don't miss your chance to make this exceptional property your own.



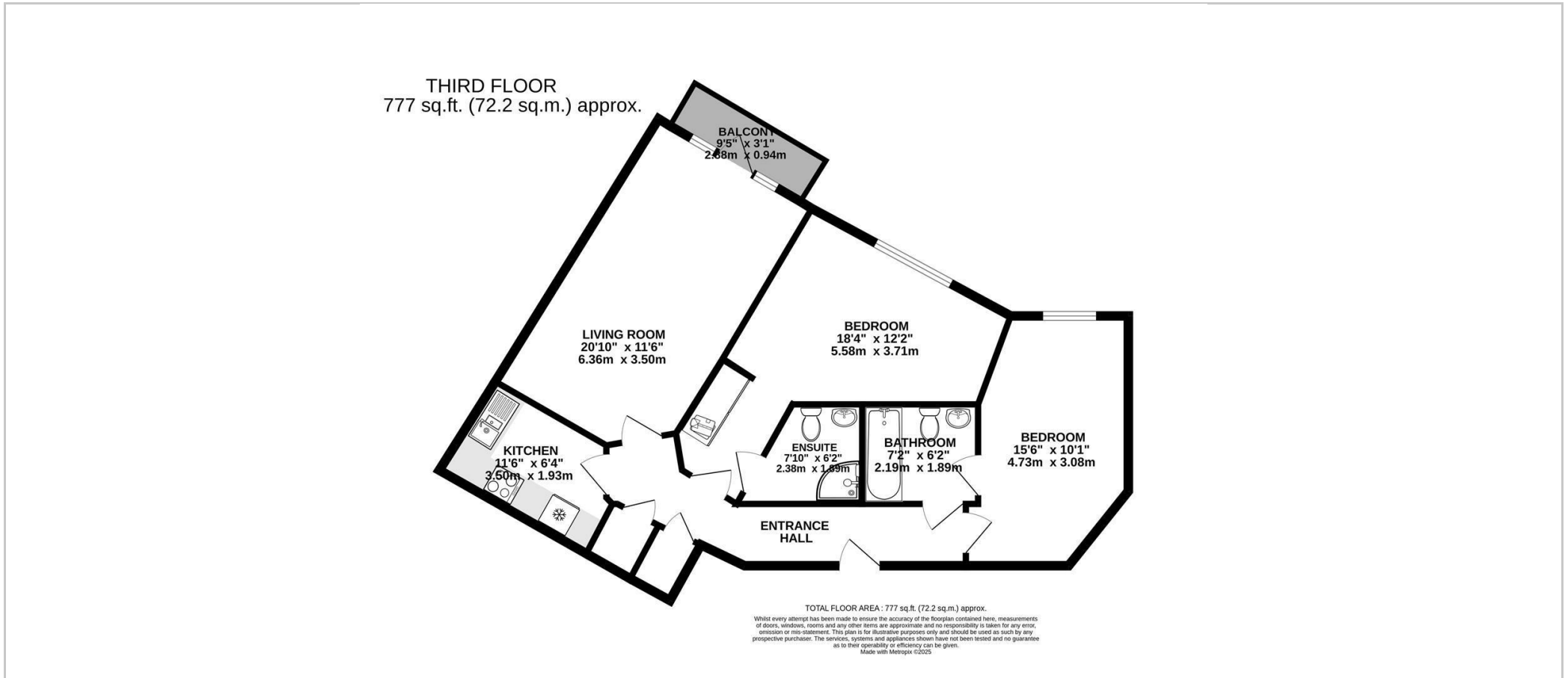


- Two bedroom modern apartment
- Offered Chain Free
- Located on the east side of Hertford
- Within walking distance to the town centre and Hertford East station
- Spacious 20' living room with private balcony
- Main bathroom plus additional ensuite shower room
- Allocated parking in secure gated underground car park
- Lease with 975 years remaining
- Residents only gymnasium
- Third floor with lift access

Tenure  
Leasehold - 975 years remaining  
Service Charge - £3,011.95 per annum  
Ground Rent - £270 per annum



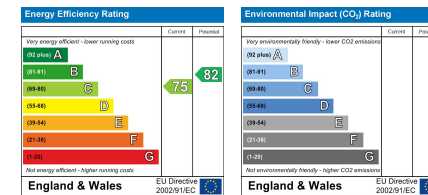
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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