

shepherds

A better home
moving experience



Finella House 11 Fore Street
Hertford, SG14 1DE

Price Guide £165,000



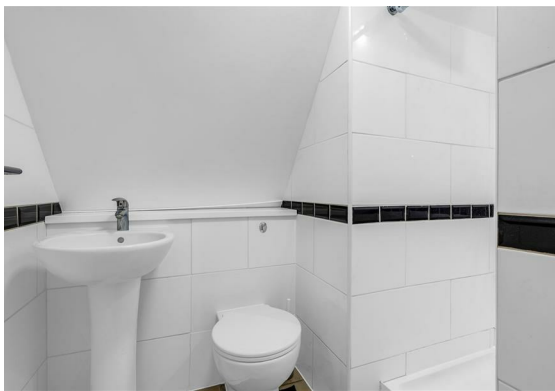
Finella House 11 Fore Street Hertford, SG14 1DE

OFFERED CHAIN FREE AND A LEASE WITH 117 YEARS REMAINING - Occupying the top floor of an attractive Grade II listed building dating from the mid-17th century, this charming one-bedroom apartment offers an opportunity to enjoy the very best of Hertford town centre living. Combining period character with modern convenience, the property is perfectly positioned to embrace the vibrant lifestyle that makes Hertford such a sought-after place to live.

Perfectly positioned in the very heart of the town, an excellent selection of independent cafés, restaurants, boutique shops, bars and picturesque riverside walks are all just moments from your doorstep. Whether it's a morning coffee, an evening meal with friends or a leisurely stroll along the River Lea and through Hartham Common, this is a location that offers an exceptional lifestyle with everything within easy walking distance. Both Hertford East and Hertford North railway stations are also close by, providing excellent links into London for commuters.

Occupying the top floor, the apartment enjoys a wonderful sense of privacy with dormer windows creating a bright and welcoming atmosphere throughout. The accommodation comprises a spacious double bedroom with fitted wardrobes, living room, modern fitted kitchen and contemporary shower room, all presented in excellent order and ready for immediate occupation.

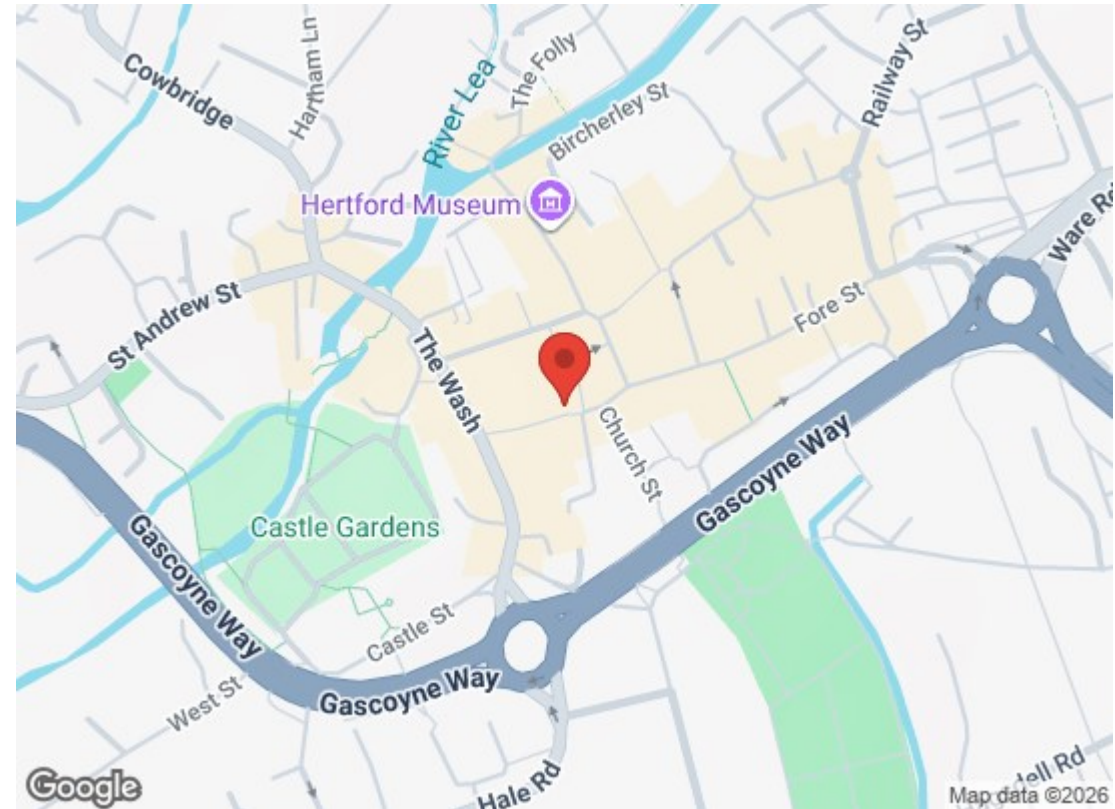
Whether you're a first-time buyer, professional, downsizer or investor, this delightful apartment offers the perfect combination of historic charm, modern comfort and one of Hertford's most desirable town centre locations. A truly unique home where the best of the town is quite literally on your doorstep.



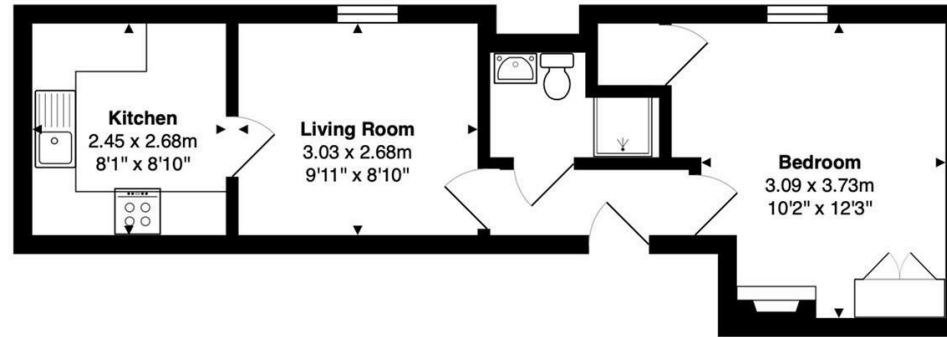


- Top floor apartment within an attractive Grade II listed building dating from the mid-17th century
- Located in the very heart of Hertford town centre with an exceptional lifestyle on your doorstep
- Moments from independent cafés, restaurants, bars, boutique shops and the weekly market
- Walking distance to both Hertford East and Hertford North stations, offering excellent London connections
- An ideal first-time purchase, investment opportunity or convenient lock-up-and-leave home
- Modern fitted kitchen and contemporary shower room
- Generous double bedroom with fitted wardrobes
- Easy access to the River Lea, Hartham Common and the leisure centre
- Leasehold - 117 years remaining
- OFFERED CHAIN FREE

Tenure
 Leasehold - 117 years remaining
 Service Charge - £1,086.31 per annum
 Ground Rent - £155 per annum



Floor Plan



Third Floor

Total Area: 33.2 m² ... 358 ft²

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.
Property marketing provided by www.matthewkyle.co.uk

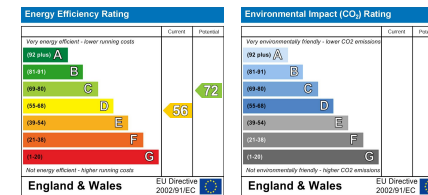
Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Leasehold

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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