

shepherds

A better home
moving experience



16 Foxes Close

Hertford, SG13 7UA

Price Guide £265,000



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CHAIN FREE and ideally located in the heart of Foxholes, this well-presented two-bedroom ground floor apartment represents an excellent opportunity for first-time buyers, downsizers, and investors alike. Tucked away in a quiet cul-de-sac, the property also benefits from plenty of visitor parking.

The accommodation includes a spacious 19' living/dining room, offering plenty of space to relax or entertain, along with a well-designed and practical kitchen. The principal bedroom benefits from a Hammonds-designed and fitted range of wardrobes, providing ample built-in storage, while the second bedroom offers flexibility as a guest room, home office, or nursery. A family bathroom completes the accommodation.

Outside, the apartment enjoys access to well-maintained communal gardens and also comes with an allocated parking space, adding to its overall convenience.

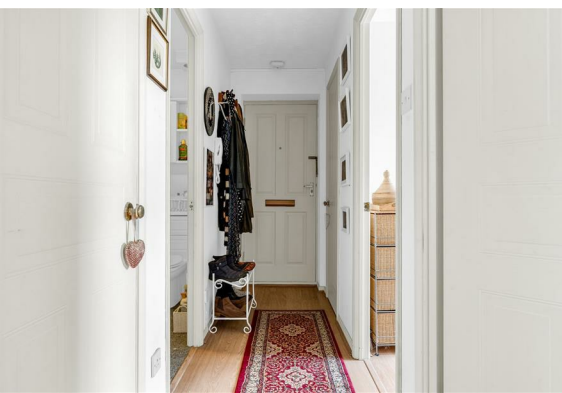
Foxholes remains a popular residential area, with Hertford town centre and Hertford East station both located just over a mile away. A local convenience store is also within easy walking distance, adding to the day-to-day practicality of the location.

The property is offered with a long lease, with 152 years remaining.

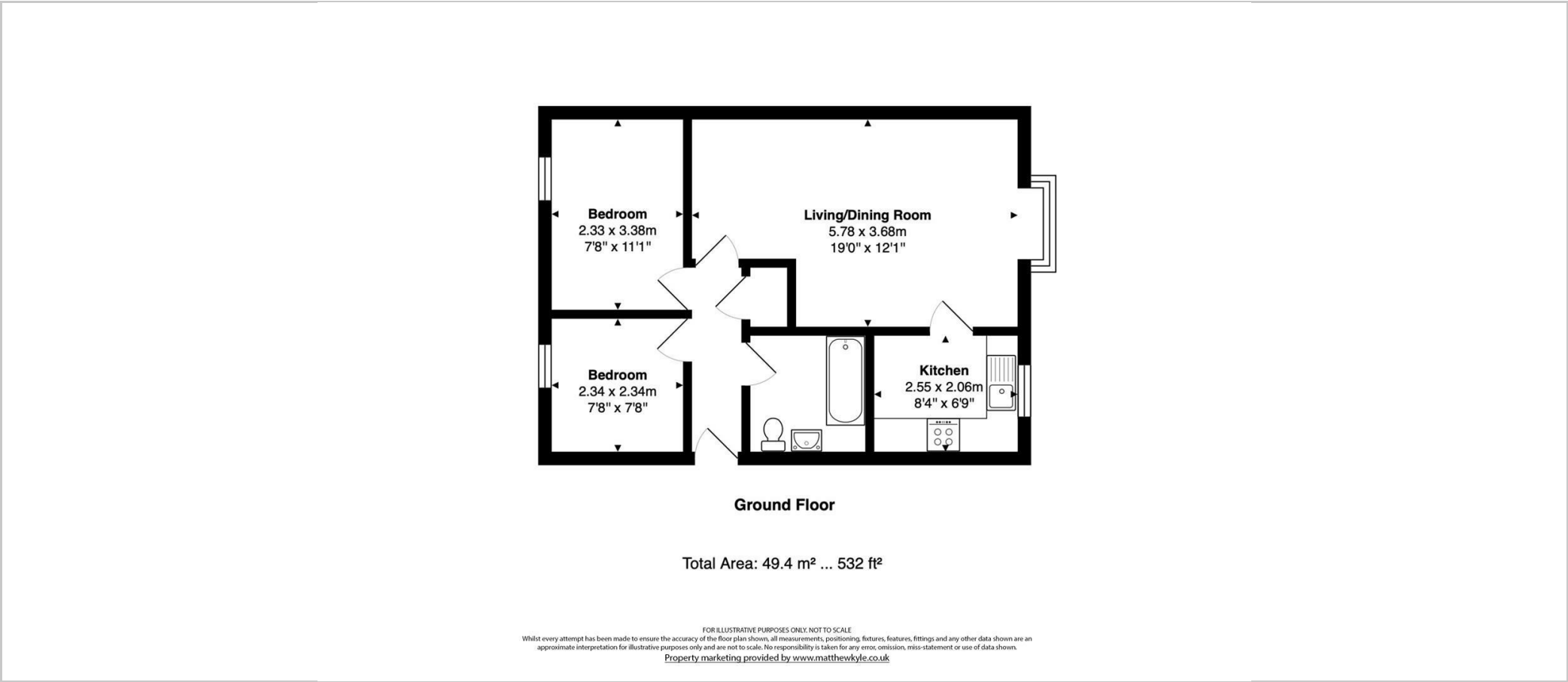




- Offered CHAIN FREE
 - Ground floor apartment
 - Two bedrooms (one double, one single) with Hammonds designed and fitted units in the main bedroom
 - Spacious 19 living/dining room
 - Well laid out kitchen
 - Allocated parking space plus plenty of visitors parking
 - Access to well-maintained communal gardens
 - Sought-after Foxholes location, just over a mile from Hertford East station and the town centre
 - Lease with 152 years remaining
- Tenure
Leasehold - 152 years remaining
Service Charge - £2,326.04 per annum
Ground Rent - Nil



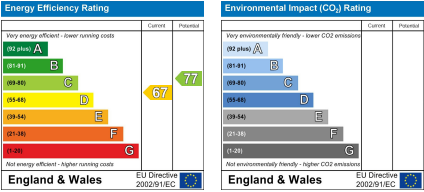
Floor Plan



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



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