



Thieves Lane, HERTFORD, SG14 2EL



Welcome to Thieves Lane, HERTFORD

A bright and spacious one double bedroom first-floor apartment, ideally situated within a short walk of Hertford North railway station, Hertford Town Centre, Panshanger Park, as well as a range of local shops and well-regarded schools. This well-presented apartment features a generous double bedroom, a bright and airy living/dining room with direct access to its own private balcony, a modern fitted kitchen, and a contemporary bathroom. Further benefits include double glazing, central heating, and an extended lease, making this an ideal first-time purchase or investment opportunity.



-Accommodation Overview-

-Entrance Hall-

Lounge / Diner

14' 8" max x 10' max (4.47m max x 3.05m max)

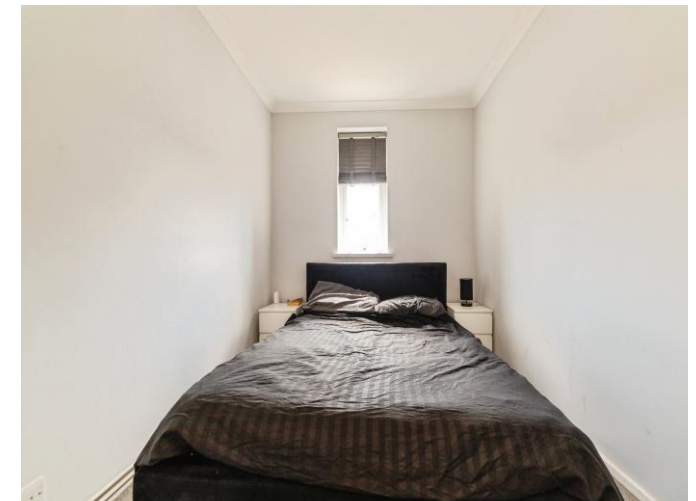
Kitchen

9' 9" x 8' 11" into cupboards (2.97m x 2.72m into cupboards)

Bedroom One

13' 5" x 7' 5" (4.09m x 2.26m)

Bathroom



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Welcome to

Thieves Lane, HERTFORD

- One Double Bedroom First Floor Flat
- EXTENDED LEASE
- Own Private Balcony
- ***Ideal For First Time Buyers Or Investment Buyers***
- Bright & Airy Lounge / Diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

Service Charge: £1366.00 Yearly

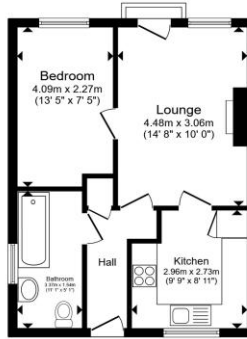
Ground Rent: £20.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 215 years from 18 Jan 1993.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£180,000



Total floor area 41.0 m² (441 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108259 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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