



**Ravensdale Way, Hertford, SG14 2GZ**

## Welcome to Ravensdale Way, Hertford

**\*\*SHARED OWNERSHIP 50% SHARE\*\*** Built just two years ago and offered in immaculate condition throughout, this larger-than-average one double bedroom first floor maisonette is an ideal opportunity for a first-time buyer to step onto the property ladder. The property boasts a bright and spacious dual-aspect living room, a modern kitchen fitted with stylish units and built-in appliances, and a generously proportioned double bedroom with dual-aspect windows allowing for plenty of natural light. A contemporary bathroom of exceptional size, complete with a useful storage cupboard, further enhances the sense of space. Additional benefits include double glazing, gas central heating, sole use of the loft space, an allocated parking space accessed via private gates, and the rare advantage of a private rear garden. Situated on the ever-popular Blakemore Manor development, the home is perfectly positioned within walking distance of Hertford North railway station, Hertford town centre, local schools, shops, and the beautiful open spaces of Panshanger Park.



## -Accommodation Overview-

### Agent Note:

This property is currently under shared ownership in conjunction with Sovereign Network Group (SNG) who have criteria for any purchase, the advertised price is for the sellers 50% share. £368.69 per month is paid to the Housing Association as rent for the retained share. Service Charge is £81.23p per month and there is no Ground Rent.

In addition (SNG) have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 50% share and the remaining 50% share from (SNG) to enable a Freehold purchase on completion. Your conveyance will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

Please contact with SNG for guidance on purchase requirements.

### Entrance Hall:

Stairs leading to first floor.

### Open Plan Lounge / Kitchen:

17' 1" x 13' 7" ( 5.21m x 4.14m )

Dual aspect windows to front and side aspect, two radiators, opens to kitchen.

### Kitchen Area:

9' 7" x 6' 3" (2.92m x 1.91m )

Fitted wall and floor units with work surface over, one and half stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, washing machine, dishwasher, spot lighting, double glazed window to rear aspect.

### Bedroom One:

16' x 9' 1" excluding storage cupboard ( 4.88m x 2.77m excluding storage cupboard )

Dual aspect windows to rear and side aspect with lovely views, storage cupboard, radiator.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with wall mounted shower over, wash hand basin with storage cupboard beneath, WC, large storage cupboard, spot lighting, chrome heated towel rail, obscure double-glazed window.

## -Exterior-

### Parking:

One allocated parking space.

### Garden:

Low maintenance outside space with patio and laid to lawn areas, fence boundary walls.

### Agent Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details



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## Welcome to Ravensdale Way, Hertford

- Shared Ownership 50% Share\*\* Ask Agent For Details
- Ever Popular Blakemore Development
- Dual Aspect Living Room & Bedroom
- Ideal For First Time Buyers
- Loft Space
- Secure Gated Allocated Parking Space
- 20 Minute Walk To Hertford North Train Station
- Long Lease

Tenure: Leasehold

EPC Rating: B Council Tax Band: B

Service Charge: £974.76 yearly Rent: £368.69p monthly

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Mar 2023.

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

Shared Ownership

# £150,000



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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107991 - 0001

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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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