



Shaftesbury Quay, Hertford, SG14 1SF

Welcome to Shaftesbury Quay, Hertford

****Offered Chain Free**** A rarely available one double bedroom ground floor apartment, ideally located in the heart of Hertford town centre. Just a short walk from local shops, Hertford East railway station, and the open spaces of Hartham Common. The apartment features a bright dual aspect reception room, kitchen, a spacious double bedroom and family bathroom. Further benefits include: A long lease, no ground rent, allocated parking for one vehicle, electric heating and being sold chain free. This well-presented home presents an ideal opportunity for first-time buyers or investors seeking a centrally located property in a highly desirable Hertford setting.



-Accommodation Overview-

Communal Entrance:

Secure communal door.

Entrance Hall:

Buzzer entry phone system, storage cupboard.

Lounge:

14' 3" x 11' 10" (4.34m x 3.61m)

Single glazed windows to front and side aspect, laminate flooring, electric radiator, spot lighting.

Kitchen:

9' 6" x 7' 7" (2.90m x 2.31m)

Fitted wall and base units with work surface over, stainless steel sink unit with drainer, electric hob with oven beneath and extractor canopy over, washing machine (can be included), space for fridge.

Bedroom One:

10' 10" x 8' 6" (3.30m x 2.59m)

Single glazed window, laminate flooring, electric radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with twin taps over, WC, single glazed window, spot lighting.

-Exterior-

Parking:

Secure allocated parking space in car park.

Agent Notes:

Please note there is a reserve fund for this management company. Please ask agent for more details.

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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.focalagent.com



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Welcome to Shaftesbury Quay, Hertford

- One Double Bedroom Ground Floor Flat
- Situated On The Picturesque Riverside Of Hertford
- Secure Allocated Parking Space
- Within Easy Reach Of Hertford Bus Station, Town & Hertford East Mainline Station
- Long Lease & Offered Chain Free

Tenure: Leasehold

EPC Rating: E

Council Tax Band: C

Service Charge: £1,420.00 yearly

Reserve Fund: Ask Agent

Ground Rent: none

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Jan 2013.

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

Price

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

HFD107977 - 0002

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