



10 Maple Lodge Riversmeet, Hertford

£265,000 Leasehold

Spacious 2 Bedroom Apartment • First Floor • Modern Kitchen and Bathroom • Gas Central Heating • Short Walk to Hertford Town/ Train Station • Allocated Parking



Entrance Hallway

Lounge

15' 1" x 10' 3" (4.60m x 3.12m)

Kitchen

13' 1" x 5' 11" (3.99m x 1.80m)

Bedroom One

12' 3" x 9' 3" (3.73m x 2.82m)

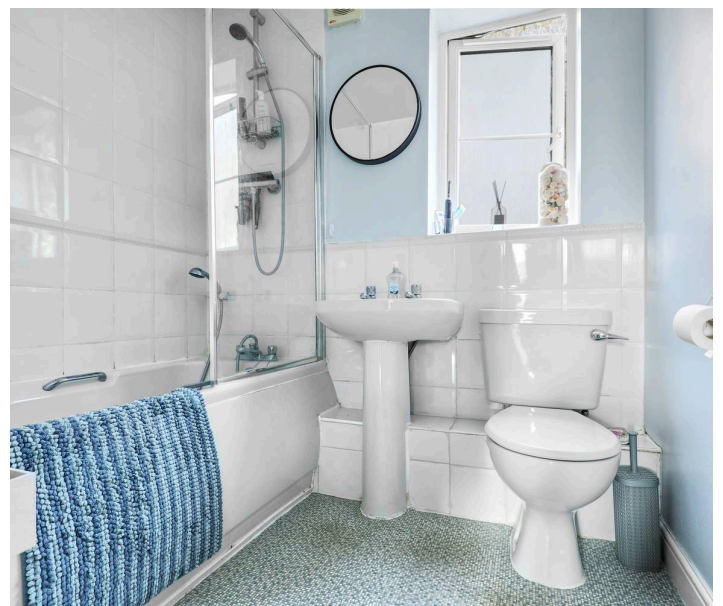
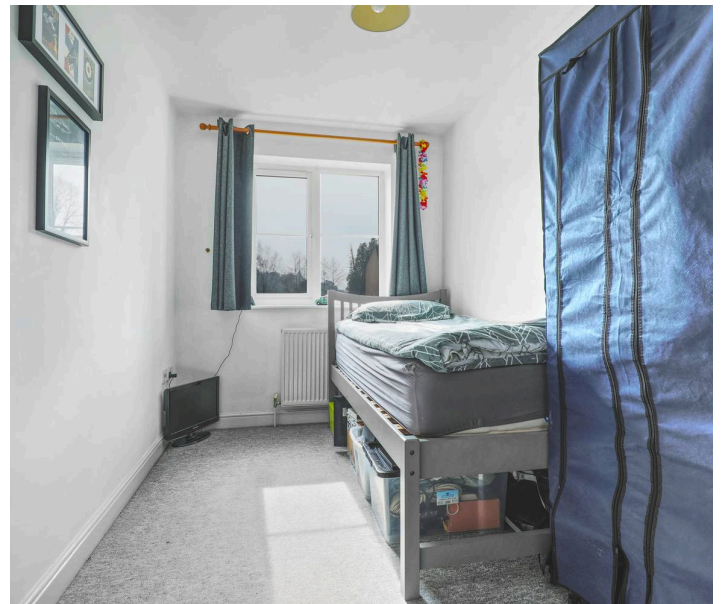
Bedroom Two

12' 3" x 6' 10" (3.73m x 2.08m)

Bathroom

Agent Notes

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





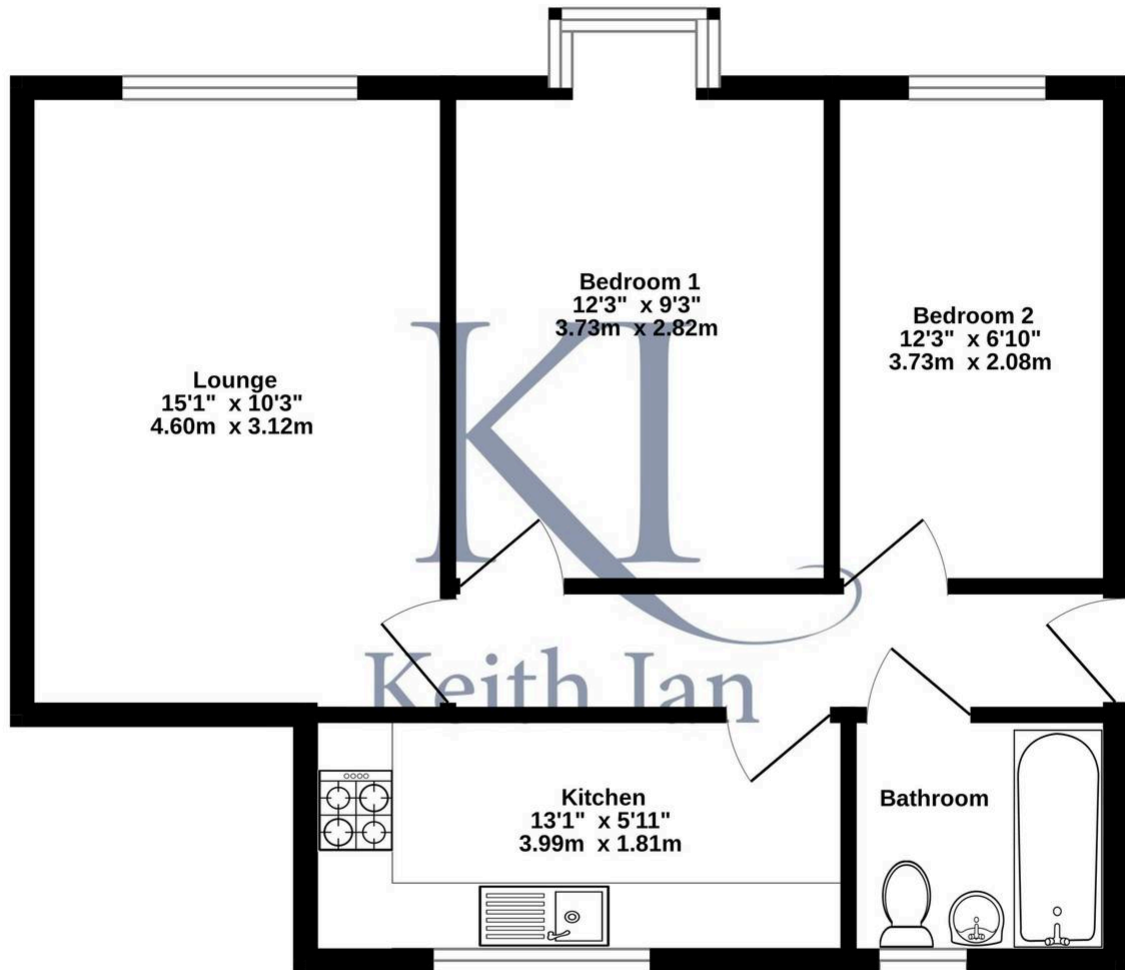
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Ground Floor
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.