

shepherds  
A better home  
moving experience



24 Arnold Close

Hertford, SG13 7ES

**Guide Price £315,000**



## 24 Arnold Close

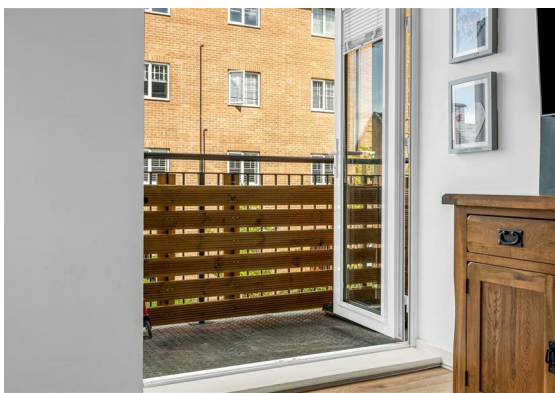
Hertford, SG13 7ES

Situated in a sought-after location and offering larger-than-average accommodation throughout, this beautifully presented first floor two bedroom apartment is ready to move straight into. The property benefits from a spacious open-plan kitchen/living area which opens onto a private balcony, creating the perfect space for relaxing or entertaining.

Both bedrooms are generous doubles and are served by a stylish modern bathroom, whilst the apartment further benefits from excellent storage, a neutral contemporary finish throughout, two allocated parking spaces and a long lease with approximately 996 years remaining.

Perfectly positioned for easy access to both Hertford and Ware town centres, the property is just a short walk from Hertford East station, making it ideal for commuters. The Meads is also only moments away, offering beautiful riverside walks and open green space right on your doorstep.

Combining spacious accommodation, a convenient location and a modern finish throughout, this is an ideal first time purchase, investment or downsize opportunity.

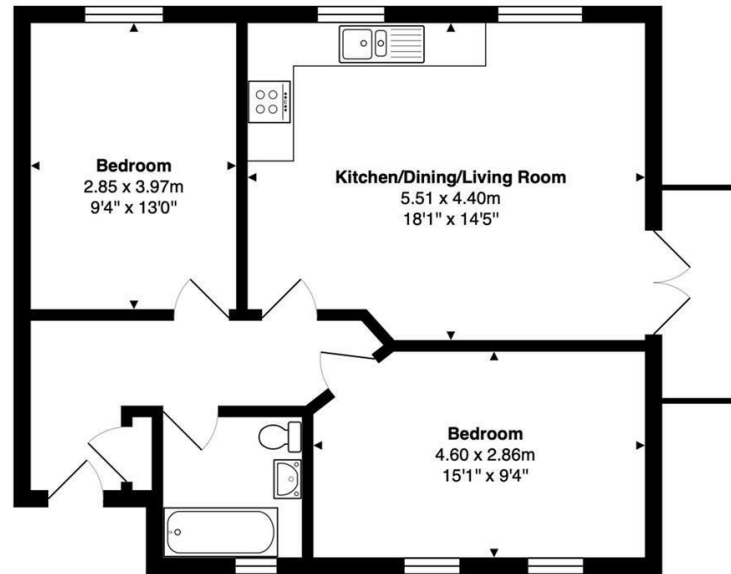




- Larger-than-average first floor two bedroom apartment
  - Spacious open-plan kitchen/living area with private balcony
  - Two generous double bedrooms
  - Stylish modern bathroom and excellent storage throughout
  - Beautifully presented and ready to move straight into
  - Two allocated parking spaces
  - Approximately 120 year lease remaining
  - Walking distance to Hertford East station, The Meads and both Hertford & Ware town centres
- Leasehold - 120 years remaining  
Service Charge - £1,786.00per annum



## Floor Plan



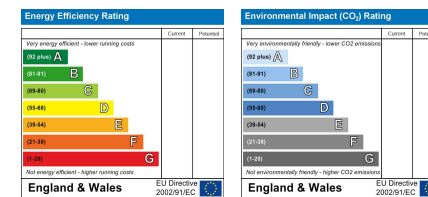
**First Floor**  
Area: 61.5 m<sup>2</sup> ... 662 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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## 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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