



New Road, Hertford, SG14 3JL



Welcome to New Road, Hertford

Occupying the entire top floor of this attractive character building with approx 1112 Square Feet of accommodation and set within this highly sought-after residential road in Bengeo, this 'Penthouse Apartment' enjoys wonderful 360 degree open country views from both double bedrooms, the main living areas as well as the kitchen and bathroom. The accommodation comprises two generously sized double bedrooms, a contemporary four-piece family bathroom featuring a cast-iron bath, walk-in shower, wash basin and WC, and a stylish modern kitchen fully fitted with integrated appliances and a large central island, ideal for both everyday living and entertaining. The well-proportioned living/dining room is flooded with natural light and benefits from further stunning views, creating a bright and welcoming space. Externally, the property enjoys the rare advantage of its own private, secluded and low-maintenance rear garden, along with allocated parking to the front. The penthouse is offered for sale with the current owners in the process of extending the lease, to be 177 years remaining upon completion. Ideally located in the ever-popular village of Bengeo, the property is within an ideal location for Hertford town centre, Hertford North & Hertford East railway stations, highly regarded local schools and the open green spaces of Hartham Common, making it an exceptional opportunity for buyers seeking space, quality and convenience.



-Accommodation Overview-

-Hallway-

Stairs leading to ground floor and all rooms.

Lounge / Dining Room:

16' 2" x 13' 11" (4.93m x 4.24m)

Window to front aspect, carpet, electric radiator.

Kitchen:

16' 2" x 11' 9" (4.93m x 3.58m)

Fitted wall and base units with work surface over, butler style sink with mixer tap over, integrated appliances, eye-level oven and grill, island with built in units and wine rack, window.

Bedroom One:

14' 2" x 14' 1" (4.32m x 4.29m)

Window, carpet, spot lighting, electric radiator.

Bedroom Two:

14' x 13' (4.27m x 3.96m)

Window, carpet, electric radiator.

Bathroom:

Four-piece suite comprising of cast iron bath, walk in shower with shower attachment, wash hand basin, WC, tiled floor, fully tiled walls, chrome heated towel rail, two obscure windows.

Study:

7' 3" x 5' 10" (2.21m x 1.78m)

Window.

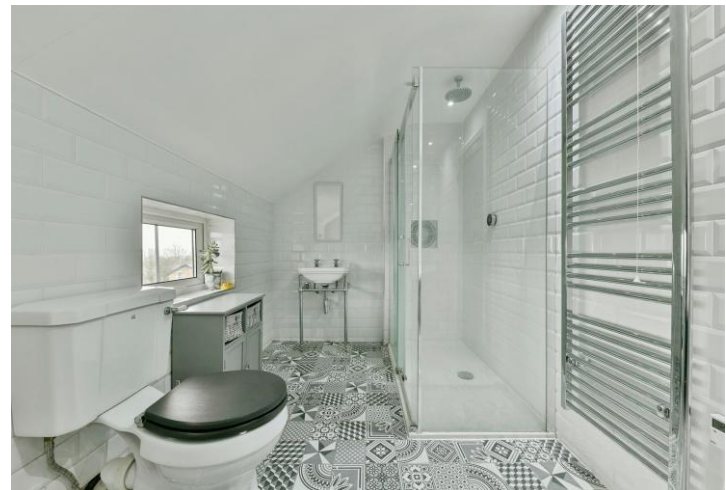
-Exterior-

Garden:

South Facing, low maintenance rear garden.

Parking:

One allocated parking space on driveway and ample on street parking.



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Welcome to New Road, Hertford

- Two DOUBLE Bedroom Victorian Conversion Penthouse Apartment Approx 1112 SQ FT
- Lease Extension Is In Progress With Current Owners, To Be 177 Years Remaining
- Wonderful 360 Degree Open Country Views
- One Allocated Parking Space On Driveway And Ample Street Parking

South Facing, Low Maintenance Rear Garden

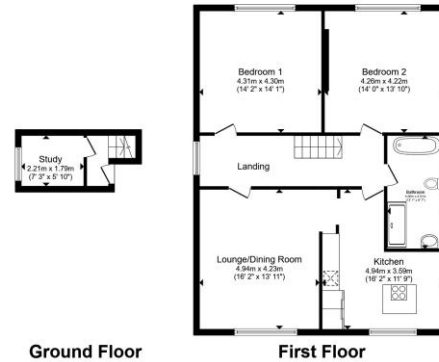
Tenure: Leasehold - EPC Rating: D

Council Tax Band: D - Service Charge: : N/A Ground Rent: £40.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£400,000



Ground Floor

First Floor

Total floor area 103.3 m² (1,112 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:
HFD108106 - 0004

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