



**The Heathers London Road, Hertford, SG13 7LG**



## Welcome to The Heathers London Road, Hertford

A recently refurbished, larger-than-average one-bedroom ground floor apartment, offering bright and spacious living throughout, with direct access to a rear garden and parking available. Ideally located for Hertford town centre, Hertford East station and a range of local shops. This well-presented home features a generous double bedroom, a comfortable living room with doors opening onto the garden, a modern recently fitted kitchen with integrated appliances, and a stylish new bathroom. The property also benefits from a renewed lease, double glazing, gas central heating, and allocated parking to the rear.



## -Accommodation Overview-

### Communal Entrance

### Entrance Hall

### Living Room

13' 1" max x 12' 2" max (3.99m max x 3.71m max )

### Kitchen

8' 1" x 6' 10" (2.46m x 2.08m )

### Bedroom One

12' 7" max x 9' 1" max (3.84m max x 2.77m max )

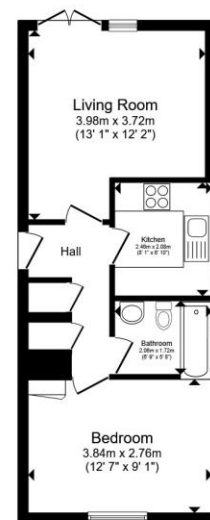
### Bathroom

## -Exterior-

### Private Outside Space

### Parking:

Allocated parking space available at the rear of the property.



**Ground Floor**

Total floor area 39.0 m<sup>2</sup> (420 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](http://www.propertybox.io)



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## Welcome to The Heathers London Road, Hertford

- Recently Refurbished One Double Bedroom Ground Floor Flat
- Offered Chain Free
- Low Service Charges
- Ideal For First Time Buyers Or Investors
- Renewed Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: B

Service Charge: £700.00 Yearly

Ground Rent: £250.00 yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Aug 2012.

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

Guide Price

# £195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108275 - 0002

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