



**Mead Lane ,Hertford, SG13 7GA**



## Welcome to Mead Lane, Hertford

This well-presented, bright and spacious top floor apartment offers two double bedrooms and two bathrooms, ideally located just a stone's throw from Hertford town centre, Hertford East railway station, and the open green spaces of Hartham Common. The property features a modern open-plan kitchen, lounge, and dining area, complete with built-in appliances-perfect for contemporary living and entertaining. There are two generously sized double bedrooms, including a principal bedroom with en-suite shower room, while the second bedroom benefits from fitted wardrobes. A separate family bathroom completes the accommodation. Externally, the property enjoys the added benefit of private allocated parking, as well as well-maintained communal gardens to the rear. Further features include a good lease, full double glazing, and gas central heating.



## -Accommodation Overview-

### Entrance Hall

### Open Plan Kitchen / Lounge / Diner

22' 11" x 12' ( 6.99m x 3.66m )

### Bedroom One:

12' x 6' 5" ( 3.66m x 1.96m )

### En-Suite Shower Room

### Bedroom Two

12' x 10' ( 3.66m x 3.05m )

### Bathroom

### -Exterior-

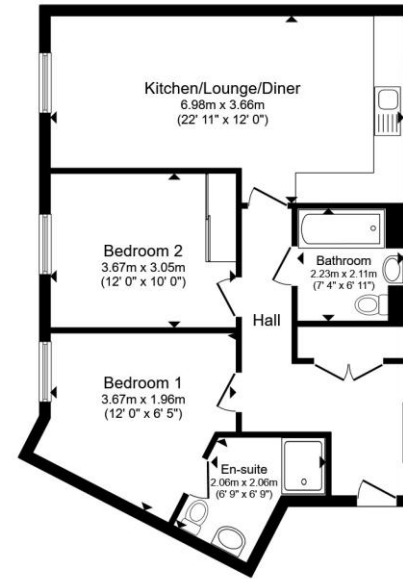
### Private Parking

### Communal Gardens

### Agent Notes:

Sovereign Network Homes Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 50% share and the remaining 50% share from Sovereign Network Homes providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

The advertised price is for the 100% Freehold. Service Charge is £3,096.36 yearly. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



Total floor area 68.0 m<sup>2</sup> (732 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 Mead Lane, Hertford

- **Shared Ownership Property Available To Staircase to 100% Ownership On Completion**
- Allocated Parking Space
- Access To Communal Gardens
- Two Bedroom, Two Bathroom
- Ideal Location For Hertford East Train Station, Town Centre & Hartham Common

Tenure: Leasehold EPC Rating: B

Council Tax Band: D

Service Charge: £3,096.36 Yearly

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108290 - 0001

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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