

Hutton Close,Hertford, SG14 2DN

william h brown

Welcome to

Hutton Close, Hertford

A spacious two-bedroom first floor flat situated in the Sele Farm area of Hertford. The property offers generously proportioned accommodation throughout, including a bright and comfortable living room, well-appointed kitchen, two good-sized bedrooms and a bathroom.



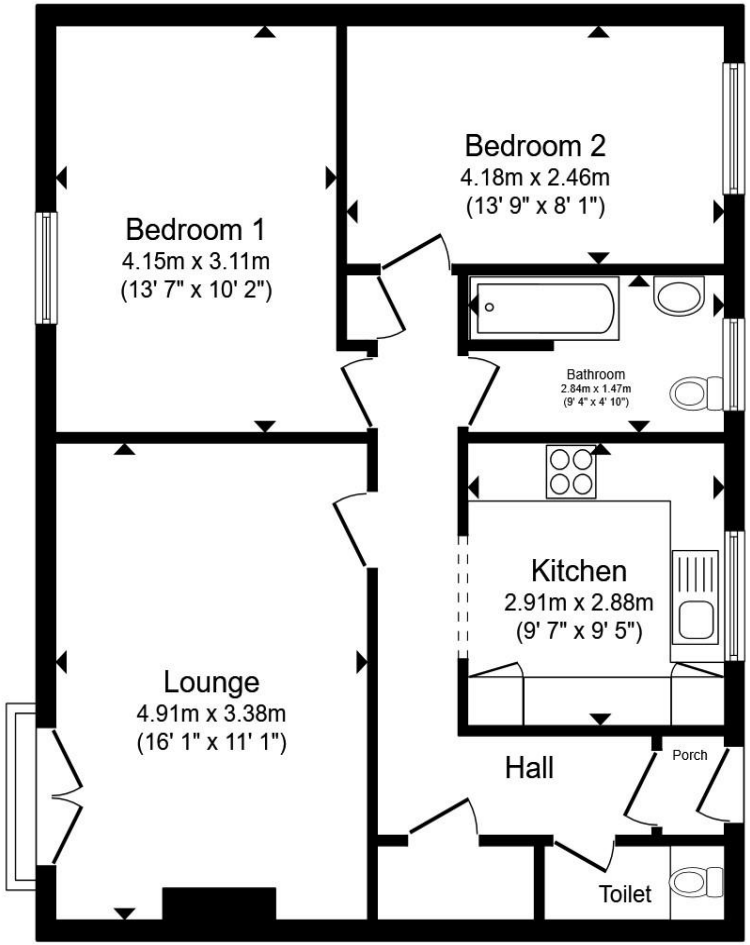












Total floor area 68.0 m² (732 sq.ft.) approx

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

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-Accommodation Overview-

Entrance Porch

Entrance Hall

Separate Wc

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

Agent Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to Hutton Close, Hertford

- A Two-Bedroom First Floor Flat
- Ideal First-Time Purchase Or Investment Opportunity
- Close To Local Parade Of Shops & Good Transport Links
- Fitted Kitchen & Bathroom
- In Need Of Modernisation

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: £1625.00 Review date: tbc
Ground Rent: 10.00 – review date: tbc

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Jun 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in the region of

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108471

The Property Ombudsman

Property Ref:
HFD108471 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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