



New Road, Hertford, SG14 3JL

Welcome to New Road, Hertford

A larger-than-average, bright and spacious two double bedroom penthouse, offering well-proportioned accommodation throughout and having been completely remodelled to a high standard. 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 a brand-new extended lease on completion. Ideally located in the ever-popular village of Bengeo, the property is within an ideal location for Hertford town centre, Hertford North railway station, 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.

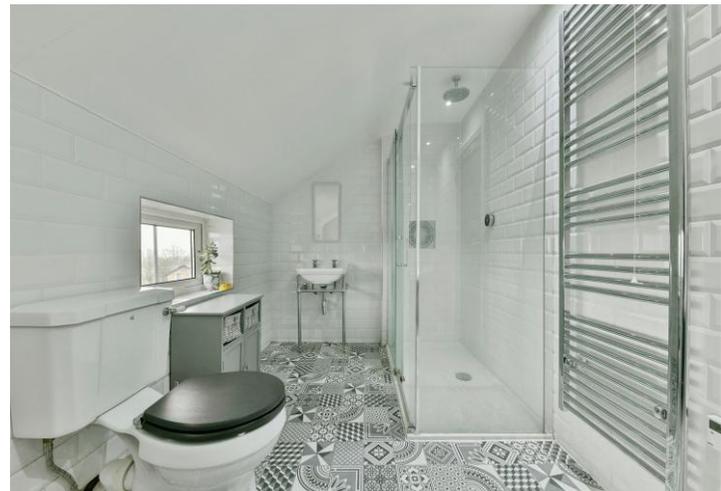
-Exterior-

Garden:

Low maintenance rear garden.

Parking:

Allocated parking to front.



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Welcome to New Road, Hertford

- Two Double Bedroom Penthouse Apartment
- Sought After Bengeo Location
- Modern Four Piece Bathroom
- Beautiful Views Across Hertford
- Brand New Lease Extension On Completion
- Ideally Located For Hertford Town, Hartham Common & Local Schools

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.

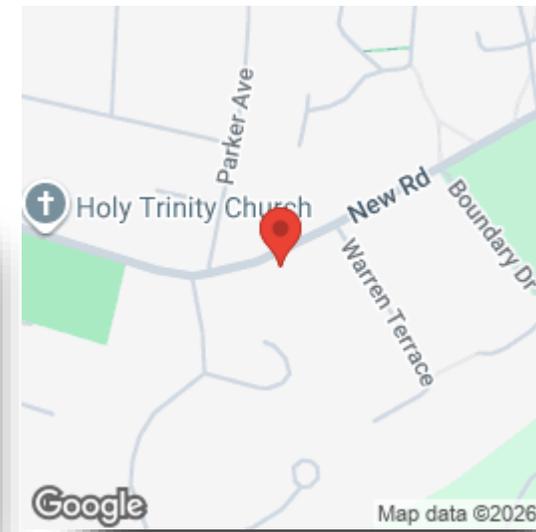
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of **£425,000**



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 inspections. 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 - 0002

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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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