

shepherds

A better home
moving experience



20 Newland Gardens
Hertford, SG13 7WN

Guide Price £340,000



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A superbly positioned ground floor two-bedroom, two-bathroom apartment with the rare benefit of its own private, patio, set within the popular Newland Gardens development just a short walk from Hertford East station and the town centre.

The accommodation is well laid out and begins with a generous entrance hallway, offering excellent built-in storage and a real sense of space on arrival. This leads through to a bright open-plan kitchen, living and dining room, ideal for both everyday living and entertaining. From the living area there is direct access onto the private patio, positioned to the rear of the building, providing valuable outdoor space and a high degree of privacy - a genuine standout feature for an apartment of this type.

There are two well-proportioned double bedrooms, with the principal bedroom further benefiting from a walk-in wardrobe and en-suite shower room. A separate modern bathroom serves the second bedroom and guests.

Additional advantages include an allocated parking space located almost directly outside the communal entrance, a residents-only gym, and an on-site caretaker, all contributing to the development's appeal. The property is also offered with an exceptional lease in excess of 900 years, providing long-term peace of mind.

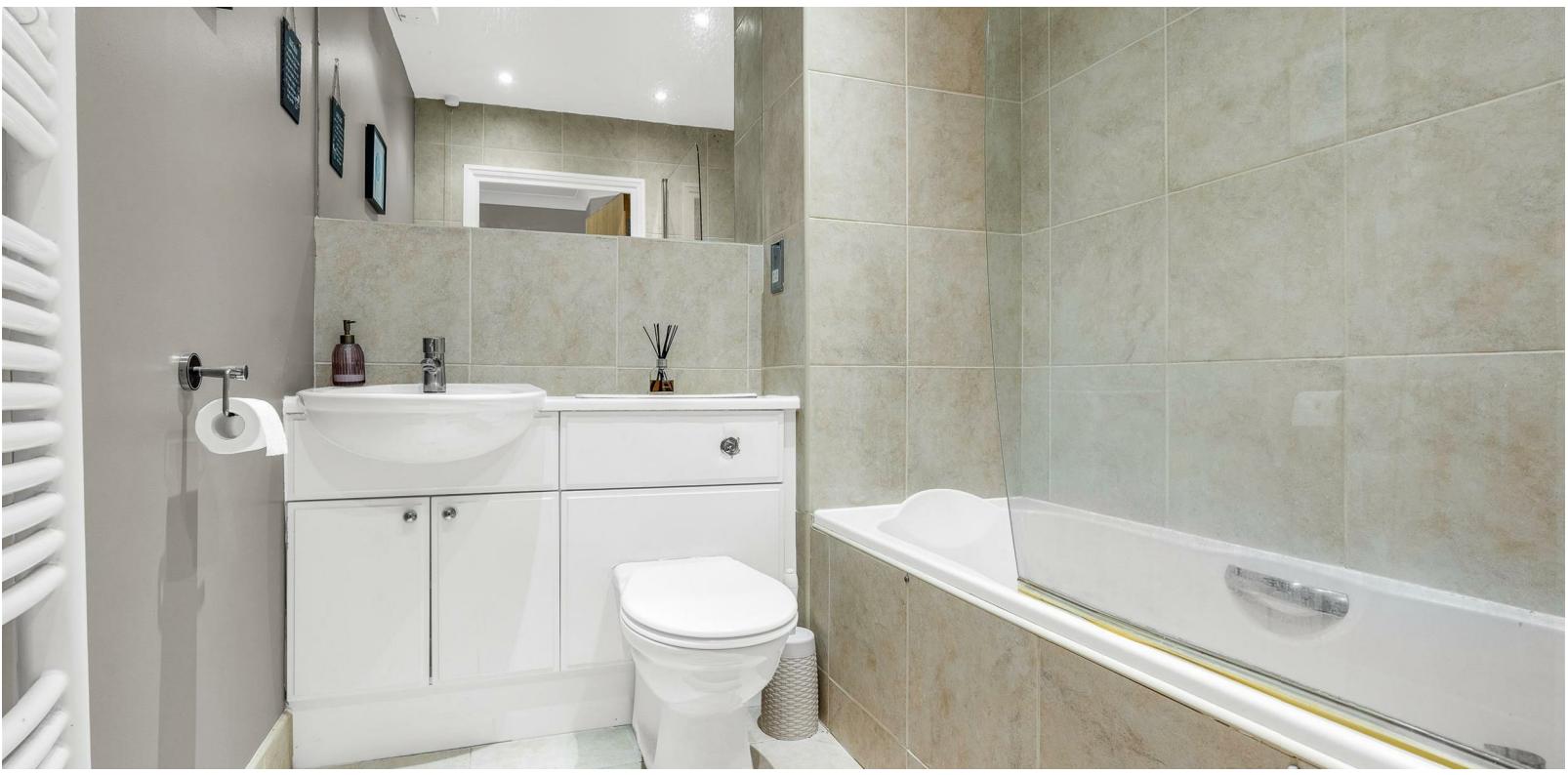
A rare opportunity to secure a ground floor apartment with private outdoor space in such a convenient Hertford location — a must view.





- Ground floor two-bedroom, two-bathroom apartment
- Private rear patio area with direct access from the living space
- Patio positioned to the rear of the building and not overlooked
- Spacious entrance hallway with excellent built-in storage
- Two good-sized double bedrooms, including principal bedroom with walk-in wardrobe and en-suite
- Allocated parking space located almost directly outside the communal entrance
- Residents-only gym and on-site caretaker within the development
- Long lease in excess of 900 years and a short walk to Hertford East Station and the town centre

Tenure:
Leashold - 975 years remaining
Service Charge - £2,983.57 per annum
Ground Rent - £270 per annum



Floor Plan



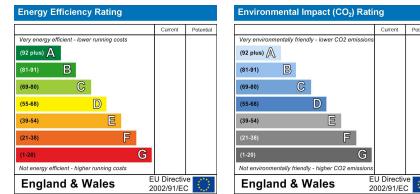
Total Area: 73.1 m² ... 786 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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