

shepherds

A better home  
moving experience



80 Fore Street  
Hertford, SG14 1BY

Price Guide £335,000



## 80 Fore Street

Hertford, SG14 1BY

CHAIN FREE - Located right in the heart of Hertford town centre, this impressive first floor apartment forms part of one of the town's most recognisable and historic buildings, combining character features with generous living accommodation.

The apartment offers bright and well-proportioned rooms throughout, with a standout open plan living space centred around a large living room and attractive fitted kitchen. A huge part stained-glass bay window floods the room with natural light, whilst high ceilings, sash windows and decorative mouldings provide plenty of period charm.

The accommodation includes two genuine double bedrooms, a spacious entrance hall, a well-appointed family bathroom and an en-suite shower room to the principal bedroom.

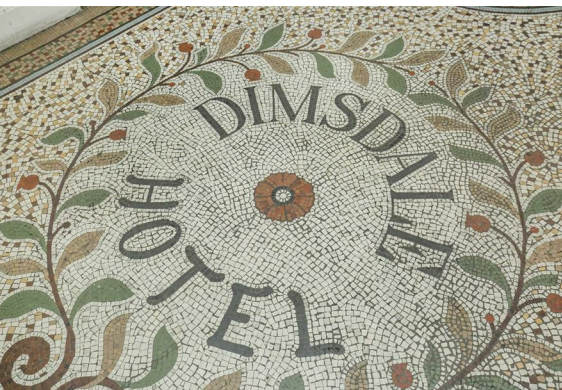
Further benefits include gas central heating and a chain free sale.

Properties of this nature are rarely available, offering the opportunity to enjoy town centre living within a landmark Hertford building, with the town's shops, restaurants, bars and both train stations all within easy walking distance.

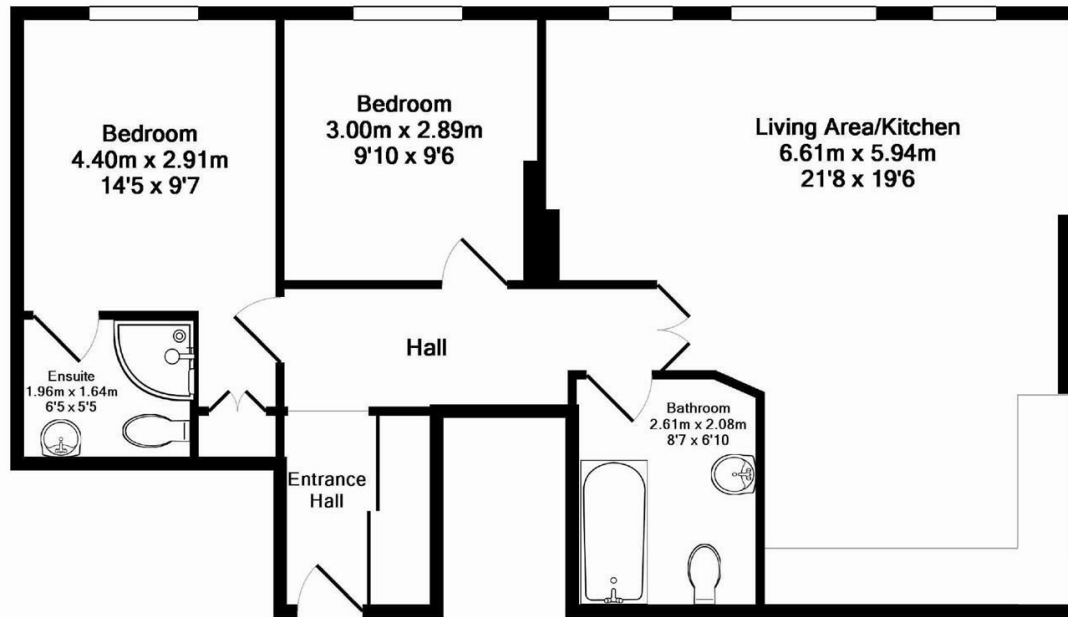




- Chain free
  - First floor apartment
  - Landmark Hertford building
  - Two double bedrooms
  - Two bathrooms including en-suite
  - Large open plan living/kitchen space
  - Feature stained-glass bay window
  - High ceilings and sash windows
  - Character features throughout
  - Town centre location
- Leasehold - 105 years remaining  
Service Charge -£2,424.00 P/A  
Ground Rent - £250 P/A



## Floor Plan



Total Approx. Floor Area 68.7 Sq.M. (739 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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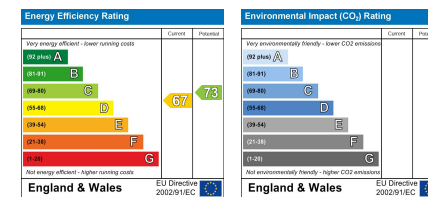
## Viewing

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

## Tenure

Leasehold

## Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk