



**Cecil Road, Hertford, SG13 8HT**

## Welcome to Cecil Road, Hertford

A bright and spacious one DOUBLE bedroom ground floor maisonette, offered with scope for updating throughout. Additional benefits include a renewed 125-year lease on completion and access to your own garden & additional communal gardens. Ideally situated for Hertford town centre, Hertford East railway station, and within popular local school catchments, this property presents an excellent opportunity for first-time buyers or investors alike. The information we have regarding this property is limited. Please note the vendor will be retaining the Freehold and only selling the leasehold when the property completes. Please ask the agent for more details.



## -Accommodation Overview-

### Agent Notes:

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry.

The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

### Charges:

There is a service charge of £99.43 per month. Please ask agent for more details.

### Entrance Hall

### Lounge / Diner

12' 11" x 12' 5" ( 3.94m x 3.78m )

### Kitchen

9' 6" x 9' ( 2.90m x 2.74m )

### Bedroom

12' 5" x 11' 6" ( 3.78m x 3.51m )

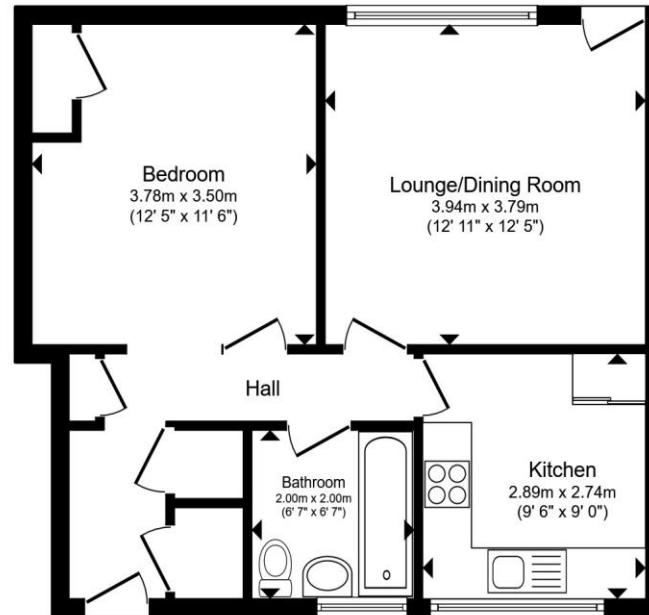
### Bathroom

### -Exterior-

### Garden:

Access to garden. Please ask agent for more details on this.

### Communal Gardens



Total floor area 49.7 m<sup>2</sup> (535 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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## Welcome to Cecil Road, Hertford

- One Double Bedroom Ground Floor Flat With Access To Garden
- Renewed 125-Year Lease On Completion
- Double Bedroom
- Ideal Location For Hertford East Train Station
- Within Popular Local School Catchments

Tenure: Leasehold EPC Rating: D

Council Tax Band: B

Service Charge: £1,188.00 Yearly

Ground Rent: Ask Agent

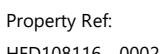
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£185,000**



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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.



Property Ref:

HFD108116 - 0002

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