



**Bentley Road, Hertford SG14 2HL**



## Welcome to Bentley Road, Hertford

A larger-than-average, bright and spacious two double bedroom ground floor apartment with access to a shared rear garden, ideally located within easy reach of local amenities. This well-presented home offers a well-proportioned front reception room filled with natural light, providing an excellent space for both relaxing and entertaining. The property features two generous double bedrooms, along with a kitchen positioned to the rear overlooking the garden area, and a modern family bathroom. Conveniently situated from Hertford town centre and Hertford North railway station, the property also provides easy access to local schools, shops, and the ever-popular Panshanger Park, offering extensive green spaces and scenic walking routes.



## Auctioneer's Comments;

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of **£6600.00 including VAT**. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than **£349 inc. VAT** towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted.

Listing is subject to a start price and undisclosed reserve price that can change.



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## -Accommodation Overview-

### Entrance Hall:

Entry phone system. Door to all rooms.

### Lounge:

14' 8" max x 11' 11" max (4.47m max x 3.63m max)  
Double glazed sliding doors, laminate flooring, radiator.

### Kitchen:

10' 6" max x 10' 2" into cupboards (3.20m max x 3.10m into cupboards)  
Fitted wall and floor units with work surface over, Butler style sink, tiled splash backs, gas hob with oven beneath and extractor canopy over, space for washing machine, space for fridge freezer, double glazed window to rear aspect.

### Bedroom One:

12' 6" max x 10' 1" max (3.81m max x 3.07m max)  
Double glazed window to front aspect, laminate flooring, radiator.

### Bedroom Two:

10' 2" max x 8' 5" max (3.10m max x 2.57m max)  
Double glazed window to rear aspect, fitted wardrobes, laminate flooring, radiator.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with shower attachment, pedestal wash hand basin, WC, partly tiled walls, obscure double-glazed window.

## -Exterior-

### Communal Gardens

Access to shared communal gardens.



## Welcome to Bentley Road, Hertford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom GROUND FLOOR Apartment
- Easy Access To Hertford North Train Station Serving London Moorgate & Kings Cross

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Service Charge: £1,051.10P Yearly

Ground Rent: 10.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Nov 1985.

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

Guide Price

**£210,000**



Ground Floor

Total floor area 57.7 m<sup>2</sup> (621 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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Please note the marker reflects the postcode not the actual property

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Property Ref:

HFD108184 - 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.

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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