

shepherds

A better home  
moving experience



141 Newland Gardens  
Hertford, SG13 7WY

Guide Price £320,000



# 141 Newland Gardens

Hertford, SG13 7WY

A well-proportioned two double bedroom, two bathroom apartment, positioned within the highly regarded Newland Gardens development and offered chain free, just a short walk from Hertford East station and the town centre.

The apartment features a bright and spacious open-plan living and dining room with direct access onto a private balcony, positioned to the rear of the development and therefore not overlooked - ideal for outdoor seating and everyday enjoyment. A separate modern fitted kitchen sits just off the living space, providing a more defined and practical layout than many apartments within the development.

Both bedrooms are genuine doubles, with the principal bedroom benefiting from a walk-in wardrobe, en-suite shower room and direct access to the balcony. The second double bedroom enjoys Jack and Jill access to the main bathroom, allowing it to function as a second en-suite if required - a particularly flexible feature for sharers or guests.

Further benefits include an allocated underground parking space, along with access to a residents-only gym and an on-site caretaker, all contributing to the development's ongoing popularity. The property's close proximity to Hertford East station and the town centre further enhances its appeal.

A well-balanced, chain-free apartment in one of Hertford's most convenient modern developments -early viewing recommended.

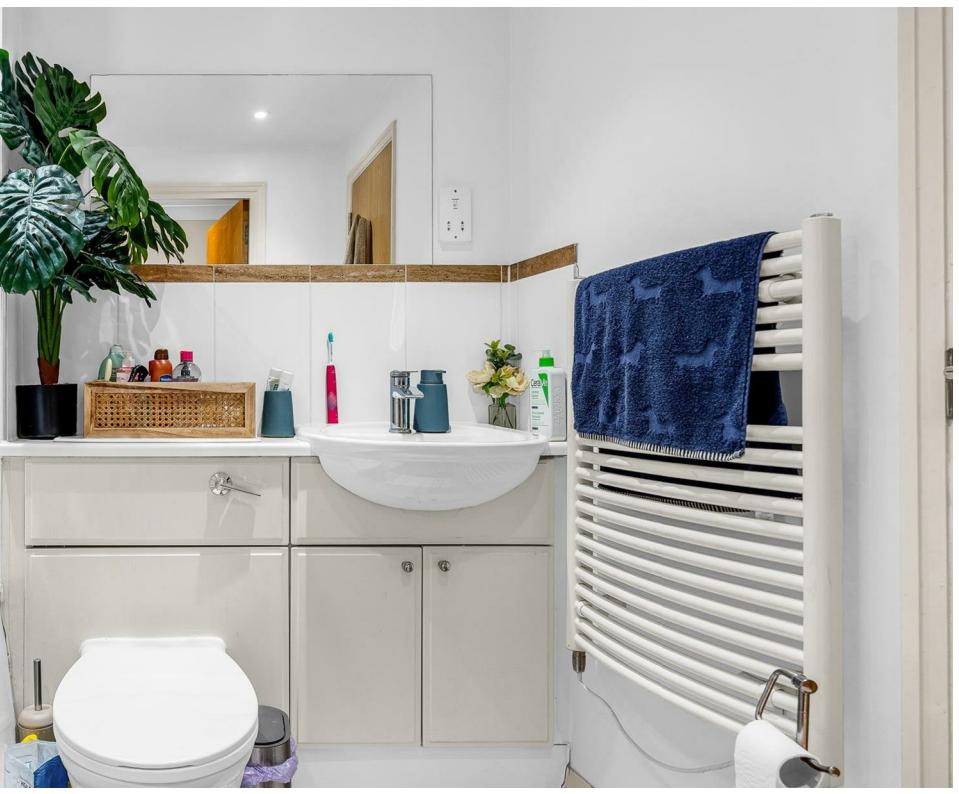
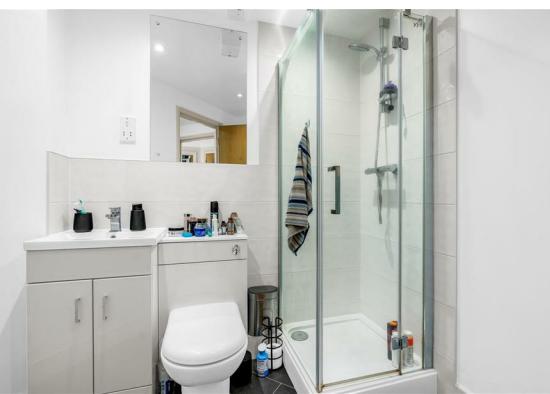




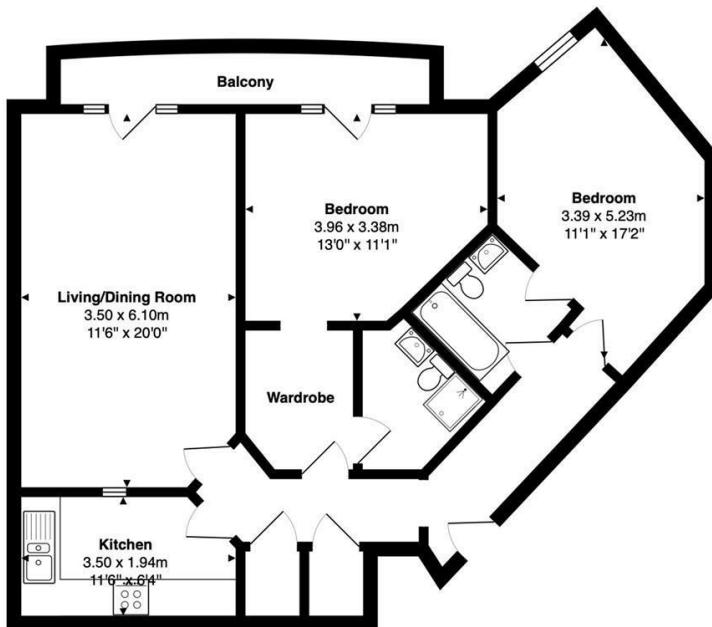
- Two double bedroom, two bathroom apartment offered chain free
- Bright south-facing living space and bedrooms with excellent natural light
- Open-plan living and dining room with direct access to a private rear balcony
- Balcony positioned to the back of the development and not overlooked
- Separate modern fitted kitchen
- Principal bedroom with walk-in wardrobe, en-suite and balcony access
- Second double bedroom with Jack and Jill access to the main bathroom
- Allocated underground parking space, residents-only gym and on-site caretaker

Tenure:

Leasehold - 975 years remaining  
Service Charge - £3,089.84 per annum  
Ground Rent - £270 per annum



## Floor Plan



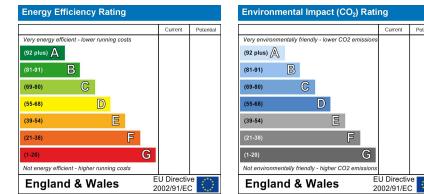
**Second Floor**  
Area: 83.3 m<sup>2</sup> ... 897 ft<sup>2</sup>

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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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)