



**Vicarage Lane, Waterford, Hertford, SG14 2QA**

## Welcome to Vicarage Lane, Waterford, Hertford

Situated within the charming village of Waterford, Hertfordshire, only approx. 2 miles from the market Town of Hertford is this well-presented two-bedroom top-floor apartment which offers comfortable and contemporary living in an attractive setting surrounded by idyllic countryside. The property is accessed via a welcoming entrance hall, leading through to a bright and spacious lounge/dining room, ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed with ample worktop and storage space, while the stylish contemporary bathroom features quality fixtures and fittings. Both bedrooms are generously sized and benefit from excellent natural light. The apartment further enjoys ample built-in storage cupboards, ensuring practical day-to-day living. Externally, the property has it's own private garden plus an outside storage store, providing a rare and valuable outdoor space for an apartment of this type. The property also boasts an extended lease, offering long-term security and peace of mind. This attractive home would make an ideal purchase for first-time buyers or downsizers, combining village charm with modern convenience.



## -Accommodation Overview-

### Communal Entrance:

Communal front door leading to rear gardens, allocated storage cupboard, stairs to all floors.

### Entrance Hall:

Two built in storage cupboards, built in airing cupboard housing hot water cylinder, wall mounted electric heater.

### Lounge / Diner:

13' 8" x 11' 5" (4.17m x 3.48m )

Double glazed window to front aspect, wood flooring, wall mounted electric heater.

### Kitchen:

12' 2" x 6' 11" (3.71m x 2.11m )

Fitted wall and floor units with work surface over, butler sink with mixer tap over, electric hob with extractor canopy over, eye level oven and microwave, space for fridge freezer, space and plumbing for washing machine & dishwasher, wood flooring, double glazed window to front aspect.

### Bedroom One:

13' 7" x 9' 7" into wardrobe (4.14m x 2.92m into wardrobe)

Double glazed window to side aspect, fitted wardrobes and further fitted storage cupboard, wall mounted electric heater.

### Bedroom Two:

12' 3" x 6' 3" (3.73m x 1.91m )

Double glazed window to side aspect, built in cupboard, wall mounted electric heater.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with electric shower over, wash hand basin vanity drawers below, partly tiled walls, wall mounted heated towel rail, obscure double-glazed window to side aspect.

## -Exterior-

### Private Garden:

Private outside space - patio area, brick built store.

### External Store:

8' 2" max x 6' 4" max ( 2.49m max x 1.93m max )

### Parking:

Communal parking.



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## Welcome to

### Vicarage Lane, Waterford Hertford

- Two Double Bedroom Flat With Private Garden
- Low Charges and Long Lease
- Communal Parking Available
- Beautiful Village Location
- Ideal Purchase For First-Time Buyers Or Downsizers

Tenure: Leasehold

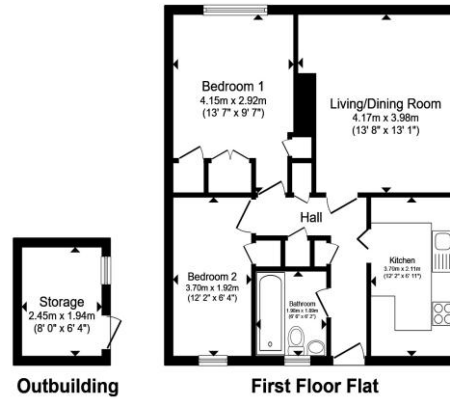
EPC Rating: E

Council Tax Band: C

Service Charge: £1,200.00 Yearly

Ground Rent: £10.00 yearly

This is a Leasehold property with details as follows; Term of Lease 215 years from 23 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 61.0 m<sup>2</sup> (657 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



## £270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108170 - 0003

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