





Clavering Court The Ridgeway,Hertford SG14 2FU

william h brown

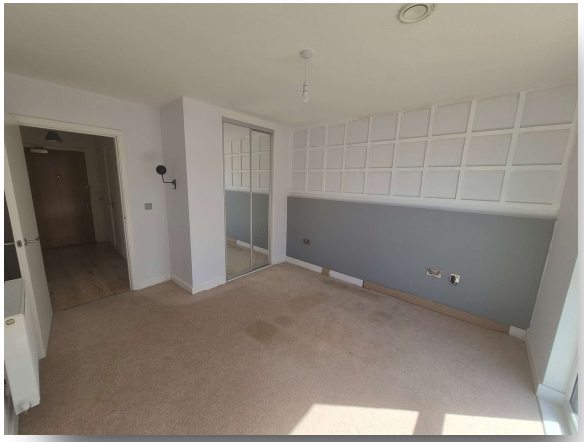
welcome to

Clavering Court The Ridgeway, Hertford

SOLD AS SEEN This well-presented, bright and spacious one double bedroom first-floor apartment offers modern living in a highly convenient location. The well-proportioned accommodation features an impressive open-plan kitchen/living/dining area. No Onward Chain.







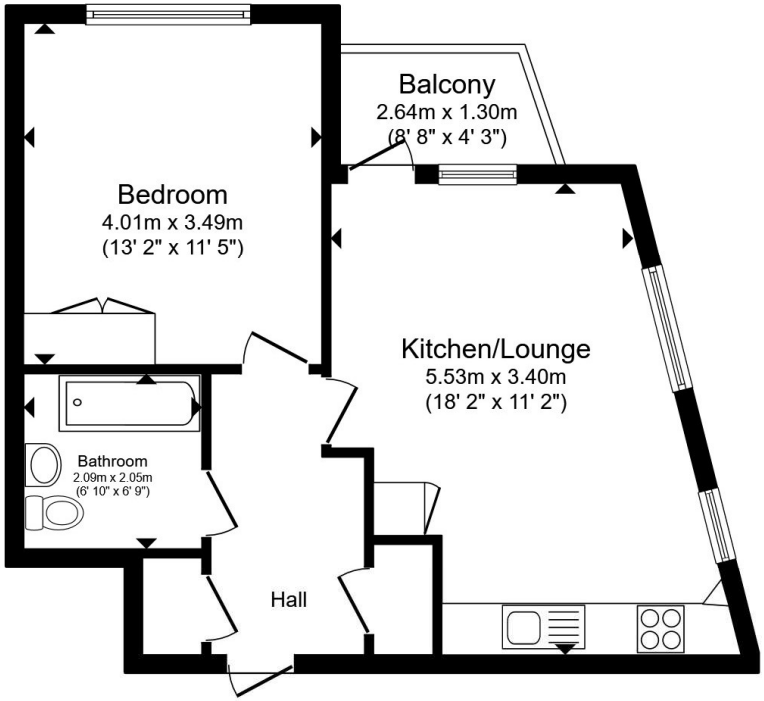






-Accommodation Overview-
Entrance Hall
Open Plan Lounge / Kitchen
Kitchen Area
Bedroom One
Bathroom
-Exterior-
Parking
please ask agent.

Agent Note:
We have limited information on this property, we have not been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any
specific requirements before proceeding.



Total floor area 47.3 m² (509 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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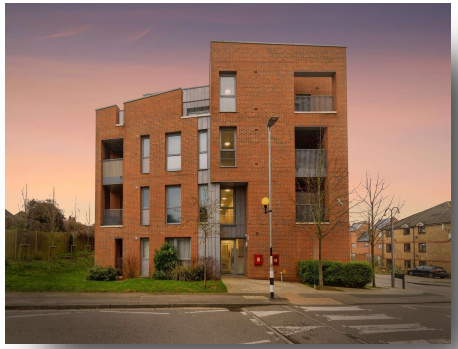
- Open Plan Living / Kitchen Area
- Own Private Balcony
- One Allocated Parking Space
- ***SOLD AS SEEN***
- One Bedroom Apartment

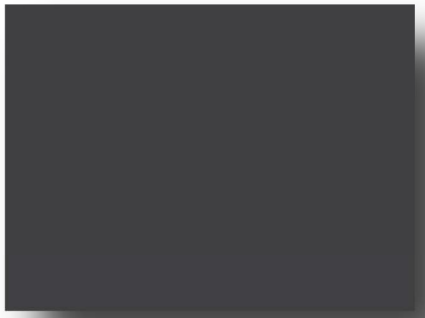
Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 2341.80
Ground Rent: 250.00

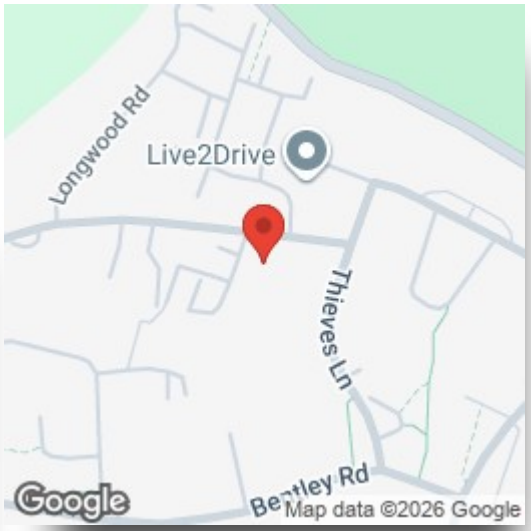
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HFD108408 - 0008

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.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.