

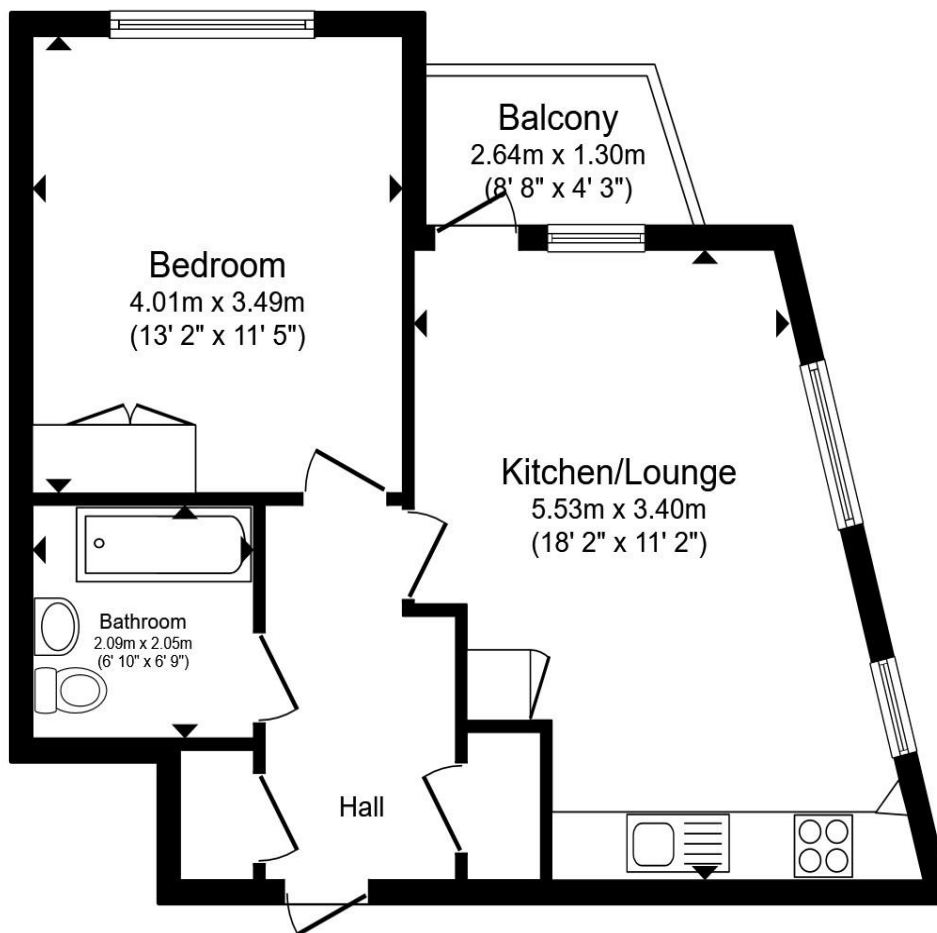


Clavering Court ,The Ridgeway, Hertford , SG14 2FU

welcome to Claverina Court .The Riddewav. 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. The living area also benefits from direct access to its own private balcony. The generous double bedroom includes built-in wardrobes, and ample storage is available throughout the property. for local shops, the Hertford North railway line, and the popular Panshanger Park. Additional benefits include double glazing, central heating, and a long lease, making this an excellent opportunity for first-time buyers. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





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



-Accommodation Overview-

Entrance Hall

Open Plan Lounge / Kitchen

Kitchen Area

Bedroom One

Bathroom

-Exterior-

Parking

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.

welcome to

Clavering Court, The Ridgeway, Hertford

- 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 – Review date : TBC

Ground Rent: Ask Agent

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.

£231,000



view this property online williamhbrown.co.uk/Property/HFD108408



Property Ref:
HFD108408 - 0002

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.



Please note the marker reflects the
postcode not the actual property



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