

shepherds

A better home
moving experience



16 Foxes Close

Hertford, SG13 7UA

Price Guide £265,000



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CHAIN FREE and ideally located in the heart of Foxholes, this well-presented two-bedroom ground floor apartment represents an excellent opportunity for first-time buyers, downsizers, and investors alike. Tucked away in a quiet cul-de-sac, the property also benefits from plenty of visitor parking.

The accommodation includes a spacious 19' living/dining room, offering plenty of space to relax or entertain, along with a well-designed and practical kitchen. The principal bedroom benefits from a Hammonds-designed and fitted range of wardrobes, providing ample built-in storage, while the second bedroom offers flexibility as a guest room, home office, or nursery. A family bathroom completes the accommodation.

Outside, the apartment enjoys access to well-maintained communal gardens and also comes with an allocated parking space, adding to its overall convenience.

Foxholes remains a popular residential area, with Hertford town centre and Hertford East station both located just over a mile away. A local convenience store is also within easy walking distance, adding to the day-to-day practicality of the location.

The property is offered with a long lease, with 152 years remaining.





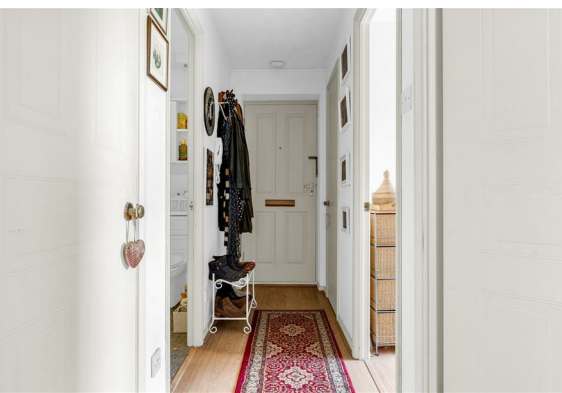
- Offered CHAIN FREE
- Ground floor apartment
- Two bedrooms (one double, one single) with Hammonds designed and fitted units in the main bedroom
- Spacious 19 living/dining room
- Well laid out kitchen
- Allocated parking space plus plenty of visitors parking
- Access to well-maintained communal gardens
- Sought-after Foxholes location, just over a mile from Hertford East station and the town centre
- Lease with 152 years remaining

Tenure

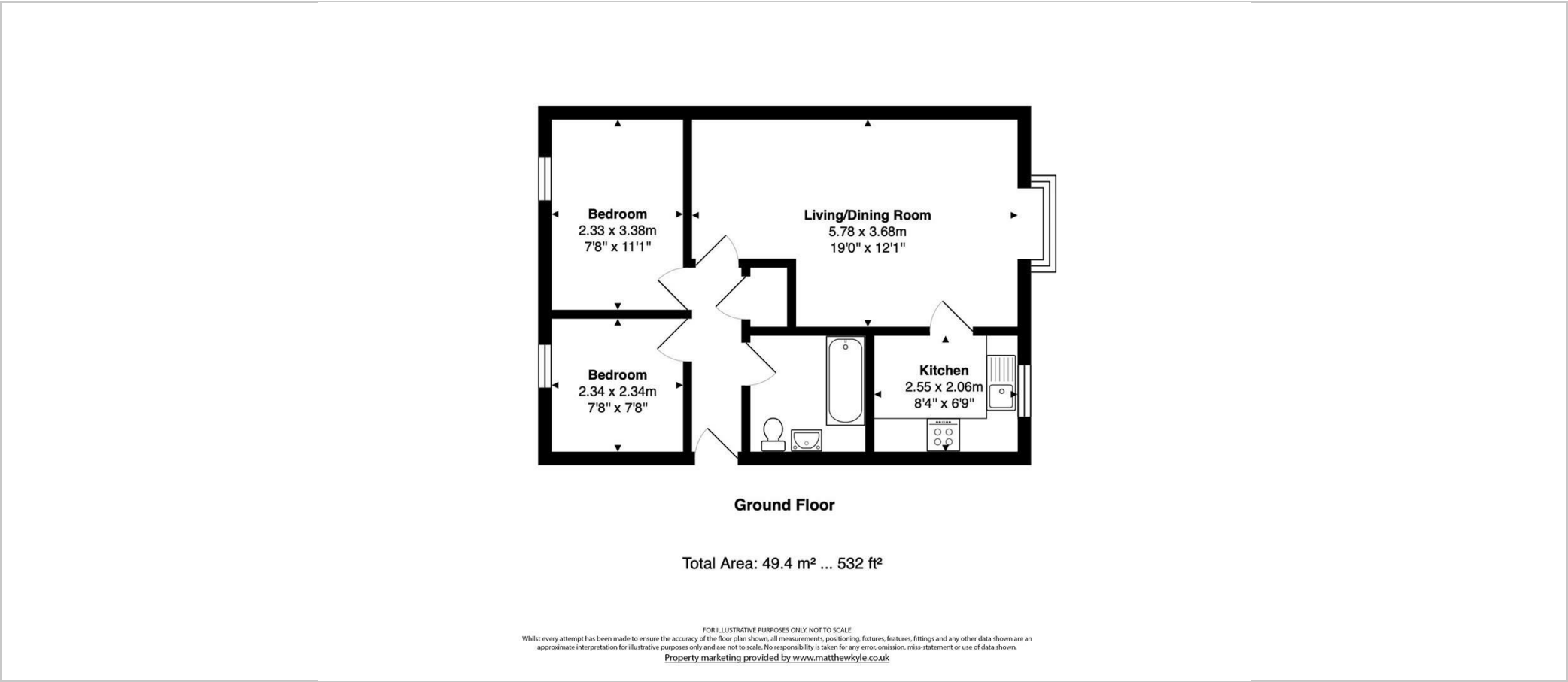
Leasehold - 152 years remaining

Service Charge - £2,326.04 per annum

Ground Rent - Nil



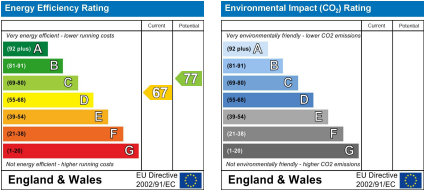
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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