

Castles

ASKING PRICE

£260,000

Nightingale Court

Hertford, SG14 1PD

## PROPERTY SUMMARY

An elegant and well-presented first-floor one-bedroom apartment, set within the highly sought-after and peaceful development of Nightingale Court, just a short walk from Hertford town centre and Hertford North station.

The property offers bright and thoughtfully arranged accommodation, beginning with a welcoming entrance hallway providing useful storage. a modern kitchen, spacious lounge which offers a comfortable setting for both relaxing and dining. The bedroom is well-proportioned and complemented by a contemporary bathroom.

Ideally positioned for convenience, the property is within easy reach of local shops, cafés, and amenities. Hertford North station offers direct links into London, making it ideal for commuters, while excellent road connections via the A10, M25, and A414 provide straightforward access to surrounding areas.

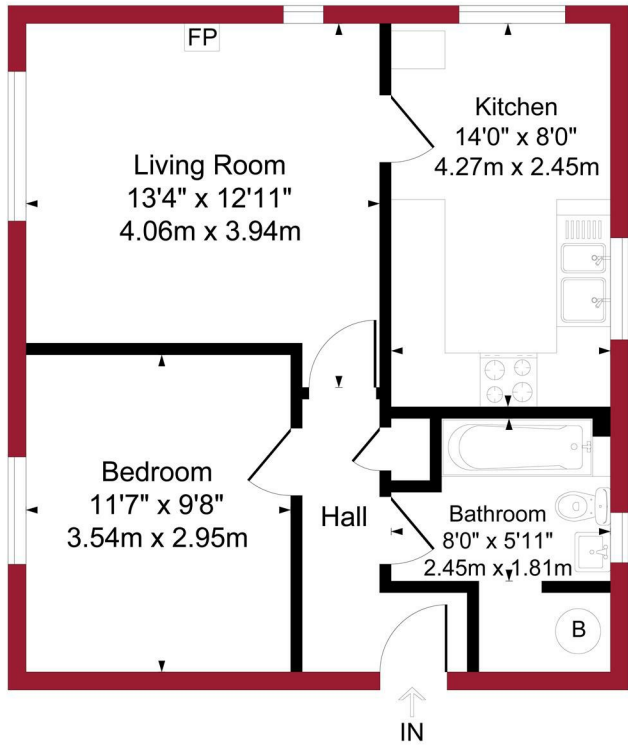
Externally, residents benefit from beautifully maintained communal grounds with attractive river views, along with allocated and visitor parking.

An excellent opportunity for first-time buyers, downsizers, or investors. Early viewing is highly recommended.





Nightingale Court, Hertford, SG14 Approximate Gross Internal Area = 507 sq ft / 47.1 sq m



For a guide to the area please scan this code for more information



Flat - First Floor

Leasehold

**Council:** East Herts District and Hertfordshire County

**Council Tax Band:** C

**Lease Remaining:** 125 years from 1 January 1987 (85 yrs remaining)

**Service Charge:** £1491.00 pa

**Ground Rent:** £120pa

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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