



Clavering Court, The Ridgeway, Hertford, SG14 2FU

Welcome to Clavering Court The Ridgeway, Hertford

****Shared Ownership 40% Share**** 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 area. The living area also benefits from direct access to its own private balcony. The apartment has been recently decorated throughout, enhancing its light and airy feel. The generous double bedroom includes built-in wardrobes, while the modern family bathroom is finished to a high standard. Ample storage is available throughout the property. Externally, the apartment enjoys allocated parking for one vehicle and access to well-maintained communal gardens. Built just seven years ago and still within the NHBC warranty, the property is ideally situated within a short walk of 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.



-Accommodation Overview-

This property is currently under shared ownership in conjunction with Sovereign Network Group (SNG) who have criteria for any purchase, the advertised price is for the sellers 40% share. £402.68p per month is paid to the Housing Association as rent for the retained share. Service Charge is £183.32p per month and there is no Ground Rent. Please contact with SNG for guidance on purchase requirements.

Entrance Hall:

Two storage cupboards.

Open Plan Lounge / Kitchen:

18' 2" x 11' 2" (5.54m x 3.40m)

Double glazed windows, double glazed door leading to private balcony, radiator.

Kitchen Area:

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric hob with oven beneath, integrated appliances, wall mounted boiler, spot lighting.

Bedroom One:

13' 2" x 11' 5" (4.01m x 3.48m)

Double glazed window, fitted wardrobe, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath, wash hand basin, WC.

-Exterior-

Parking:

One allocated parking space.

Agent Notes:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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Welcome to Clavering Court, The Ridgeway, Hertford

- **Shared Ownership 40% Share**
- (Please ask agent for more details)
- Two Years NHBC Warranty
- One Allocated Parking Space
- Open Plan Living / Kitchen Area
- Own Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: B

Service Charge: £2,199.84 yearly

Ground Rent: 0

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.

Shared Ownership (40% Share)

£90,000



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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Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFD108157 - 0001

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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