



Vicarage Lane, Waterford, Hertford, SG14 2QA

Welcome to Vicarage Lane, Waterford, Hertford

Situated within the charming village of Waterford, Hertfordshire, only approx. 2 miles from the market Town of Hertford is this well-presented two-bedroom top-floor apartment which offers comfortable and contemporary living in an attractive setting surrounded by idyllic countryside. The property is accessed via a welcoming entrance hall, leading through to a bright and spacious lounge/dining room, ideal for both relaxing and entertaining. The modern fitted kitchen is well-appointed with ample worktop and storage space, while the stylish contemporary bathroom features quality fixtures and fittings. Both bedrooms are generously sized and benefit from excellent natural light. The apartment further enjoys ample built-in storage cupboards, ensuring practical day-to-day living. Externally, the property has its own private garden plus an outside storage store, providing a rare and valuable outdoor space for an apartment of this type. The property also boasts an extended lease, offering long-term security and peace of mind. This attractive home would make an ideal purchase for first-time buyers or downsizers, combining village charm with modern convenience.



-Accommodation Overview-

Communal Entrance:

Communal front door leading to rear gardens, allocated storage cupboard, stairs to all floors.

Entrance Hall:

Two built in storage cupboards, built in airing cupboard housing hot water cylinder, wall mounted electric heater.

Lounge / Diner:

13' 8" x 11' 5" (4.17m x 3.48m)

Double glazed window to front aspect, wood flooring, wall mounted electric heater.

Kitchen:

12' 2" x 6' 11" (3.71m x 2.11m)

Fitted wall and floor units with work surface over, butler sink with mixer tap over, electric hob with extractor canopy over, eye level oven and microwave, space for fridge freezer, space and plumbing for washing machine & dishwasher, wood flooring, double glazed window to front aspect.

Bedroom One:

13' 7" x 9' 7" into wardrobe (4.14m x 2.92m into wardrobe)

Double glazed window to side aspect, fitted wardrobes and further fitted storage cupboard, wall mounted electric heater.

Bedroom Two:

12' 3" x 6' 3" (3.73m x 1.91m)

Double glazed window to side aspect, built in cupboard, wall mounted electric heater.

Bathroom:

Three-piece suite comprising of panel enclosed bath with electric shower over, wash hand basin vanity drawers below, partly tiled walls, wall mounted heated towel rail, obscure double-glazed window to side aspect.

-Exterior-

Private Garden:

Private outside space - patio area, brick built store.

External Store:

8' 2" max x 6' 4" max (2.49m max x 1.93m max)

Parking:

Communal parking.



View this property online williamhbrown.co.uk/Property/HFD108170

Welcome to

Vicarage Lane, Waterford Hertford

- Two Double Bedroom Flat With Private Garden
- Low Charges and Long Lease
- Communal Parking Available
- Beautiful Village Location
- Ideal Purchase For First-Time Buyers Or Downsizers

Tenure: Leasehold

EPC Rating: E

Council Tax Band: C

Service Charge: £1,200.00 Yearly

Ground Rent: £10.00 yearly

This is a Leasehold property with details as follows: Term of Lease 215 years from 23 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



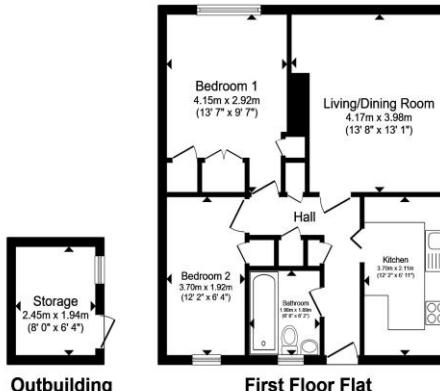
view this property online williamhbrown.co.uk/Property/HFD108170



Property Ref:

HFD108170 - 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.



Total floor area 61.0 m² (657 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.co



Please note the marker reflects the postcode not the actual property



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk