



Great Innings South, Watton At Stone, Hertford, SG14 3TQ

Welcome to Great Innings South, Watton At Stone, Hertford

A well-presented, bright, and spacious larger-than-average two-bedroom first-floor apartment, ideally located in the ever-popular village of Watton-at-Stone. Conveniently situated for local shops, nearby parks, and Watton-at-Stone railway station. This attractive home offers generous living accommodation throughout and has been recently re-decorated to create a fresh and modern feel. The property features a well-appointed kitchen with ample storage and workspace, a spacious master bedroom, a good-sized second bedroom, and a modern family bathroom finished to a contemporary standard. The light-filled reception room provides an inviting living and dining space, ideal for both relaxing and entertaining. Externally, the apartment benefits from its own private patio area, offering a pleasant outdoor space for seating or summer dining. The property provides excellent local amenities and transport links, making it ideal for first-time buyers, downsizers, or investors.



-Accommodation Overview-

Communal Entrance:

Entrance Hall:

Door to all rooms, loft hatch, radiator.

Lounge / Diner:

14' 5" x 12' 6" (4.39m x 3.81m)

Two double glazed windows to rear aspect, shelving and cupboards, radiator.

Kitchen:

6' 10" x 8' 6" (2.08m x 2.59m)

Fitted wall and floor units with work surface over, one and half bowl sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, space for fridge freezer, plumbing for washing machine, radiator, tiled flooring, double glazed window to front aspect.

Bedroom One:

12' 2" x 9' 10" (3.71m x 3.00m)

Double glazed window to rear aspect, fitted wardrobes, wood flooring, radiator.

Bedroom Two:

6' 7" x 5' 7" (2.01m x 1.70m)

Double glazed window to front aspect, wood flooring, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, was hand basin with cupboards beneath, WC, tiled walls, obscure double-glazed window to front aspect.

-Exterior-

Outside Space:

Private patio area.



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Welcome to Great Innings South, Watton At Stone Hertford

- Two Bedroom First Floor Flat
- Private Outside Space
- Fitted Kitchen & Bathroom
- Ideal For First Time Buyers Or Investors
- Lounge / Diner Space

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

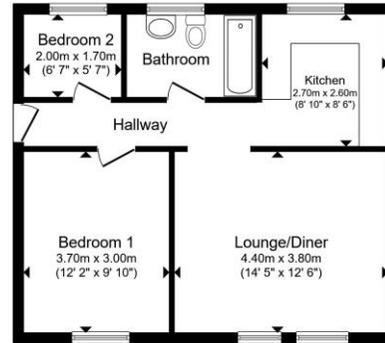
Service Charge: £115.00 Yearly

Ground Rent: £10.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jul 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£235,000



Floor Plan

Total floor area 48.8 m² (525 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 inspections. Powered by www.propertybox.co

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108177 - 0001

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