



Arnold Close, HERTFORD, SG13 7ES



Welcome to Arnold Close, HERTFORD

This well-proportioned, bright, and spacious first-floor apartment offers modern living in a highly convenient location. Recently redecorated throughout. Ideally situated for Hertford town centre, Hertford East railway station and Ware. the property features a stylish open-plan kitchen, living, and dining area with dual aspect windows allowing ample natural light to flood the space, along with built-in appliances and direct access to a private balcony-perfect for relaxing or entertaining. The apartment comprises two generously sized double bedrooms and a contemporary family bathroom, all finished to a modern standard. Additional benefits include allocated parking to the front, a long lease, full double glazing, and central heating, ensuring comfort and practicality year-round. The property combines peaceful residential living with excellent transport links and local amenities.



-Accommodation Overview-

Agent Notes:

Sparrow Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 45% share and the remaining 55% share from Sparrow Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability. The advertised price is for the 100% Freehold. Service Charge is £1,786.20 yearly.

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Entrance Hall

Open Plan Lounge/Kitchen/Diner

18' 1" x 14' 5" (5.51m x 4.39m)

Bedroom One

15' 1" max x 9' 5" max (4.60m max x 2.87m max)

Bedroom Two

13' x 9' 6" (3.96m x 2.90m)

Bathroom

-Exterior-

Parking:

Two allocated parking spaces available.

Agent Note:

Please note there are restrictions on the lease to keep pets, running a business, sub-letting, keeping boats, caravans or mobile homes and holiday use. Please ask agent for any details.



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Welcome to Arnold Close, HERTFORD

- Shared Ownership Property Available To Staircase to 100% Ownership On Completion
- Modern Open Plan Living Space
- Fitted Kitchen
- Two Allocated Parking Spaces & Long Lease

Tenure: Leasehold EPC Rating: B

Council Tax Band: C

Service Charge: £1,786.20 yearly

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£315,000



Total floor area 60.4 m² (650 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.properly.co.uk



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107861 - 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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