



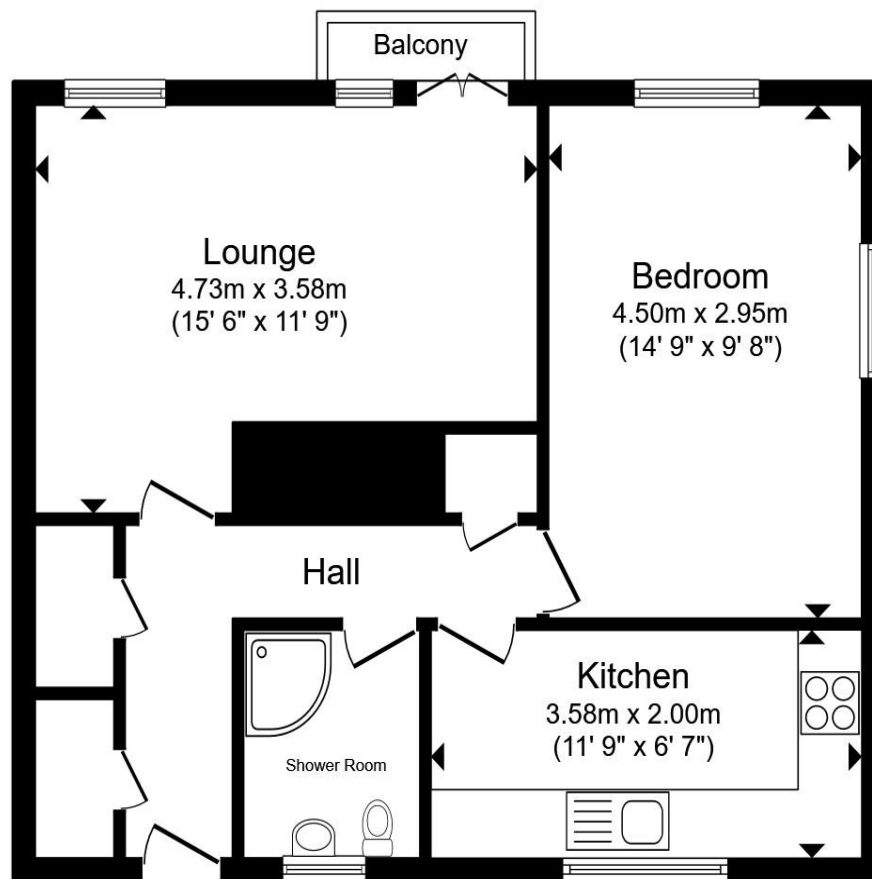
Westall Close, HERTFORD, SG13 8EY

Welcome to Westall Close. HERTFORD

This bright and spacious home offers well-proportioned accommodation throughout. The property features a generous reception room with direct access onto a private balcony, providing an ideal space for relaxing or entertaining. The dual-aspect double bedroom allows for excellent natural light, while the modern fitted kitchen offers ample storage and workspace. A contemporary family shower room completes the internal layout. Further benefits include double glazing, gas central heating, ample storage, and residents' parking, making this an ideal purchase for first-time buyers, downsizers, or investors.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Floor Plan

Total floor area 51.3 m² (553 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

-Accommodation Overview-

Entrance Hall:

Lounge:

15' 6" x 11' 9" (4.72m x 3.58m)

Kitchen:

11' 9" x 6' 7" (3.58m x 2.01m)

Bedroom One:

14' 9" x 9' 8" (4.50m x 2.95m)

Shower Room:

-Exterior-

Communal Gardens

Parking

welcome to

Westall Close, HERTFORD

- ***Top Floor Apartment In Riverside Development***
- Conveniently Positioned For Easy Access To Hertford Town & Hertford East Train Station
- Ideal For First Time Buyers, Downsizers Or Investors
- Residents Parking
- Modern Fitted Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 2381.88 review date: TBC

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD107524



Property Ref:
HFD107524 - 0003

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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