



Clavering Court The Ridgeway, Hertford, SG14 2FU

Welcome to Clavering Court The Ridgeway, Hertford

*****SHARED OWNERSHIP 50% SHARE***** Situated within easy reach of Hertford Town Centre, the Hertford North train station, local shops, and beautiful Panshanger Park, this bright and spacious one double bedroom first floor apartment offers modern living at its finest. Built in 2019, the apartment features a stunning open plan living/kitchen/dining area with dual-aspect windows that flood the space with natural light. The living area opens directly onto a private, secluded balcony - perfect for relaxing or entertaining. The generously sized double bedroom benefits from fitted wardrobes, while the sleek modern family bathroom and ample storage throughout the property add to its practicality and comfort. Additional highlights include: Gas central heating, Double glazing throughout, bike storage, lift access, long lease, complimentary allocated parking space and access to well-maintained communal gardens.



-Accommodation Overview-

Entrance Hall:

Three storage cupboards - one housing washing machine.

Open Plan Lounge/ Kitchen:

18' 5" x 16' 4" (5.61m x 4.98m)

Two double glazed window to side aspect, opens to kitchen, radiator. Opens to balcony.

Kitchen Area:

Fitted wall and floor units with work surface over, one and half bowl sink unit with mixer tap over, electric hob with oven beneath, integrated large fridge freezer, double glazed window.

-Balcony-

Private balcony with integrated lighting and power sockets.

Bedroom One:

13' 5" x 10' 10" excluding wardrobe (4.09m x 3.30m excluding wardrobe)

Double glazed window, fitted wardrobes, carpeted flooring, radiator

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash handbasin with cupboard beneath, heated towel rail, obscure double-glazed window.

-Exterior-

Parking:

One allocated parking space.

Agent Notes:

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 50% share. £346.99 per month is paid to the Housing Association as rent for the retained share. Service Charge £187.23p per month and there is no Ground Rent.



check out more properties at williamhbrown.co.uk

Welcome to Clavering Court The Ridgeway

- ****SHARED OWNERSHIP 50% SHARE****
- Modern First Floor Apartment
- Fitted Kitchen & Bathroom
- Ideal Location For Hertford North Train Station
- Built In 2019
- 119 Years Left On Lease
- Private Balcony

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Service Charge: £2,246.76p yearly

Rent: £346.99p per month

This is a Leasehold property with details as follows; Term of Lease 119 years. Should you require further information please contact the branch. Please Note additional fees could be incurred for ite such as Leasehold packs.



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.focalagent.com

£115,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
HFD107917 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk