

shepherds

A better home
moving experience



4 Nightingale Court

Hertford, SG14 1PD

Price Guide £300,000



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Hertford, SG14 1PD

A chain free two bedroom first floor apartment situated within a modern and popular development, perfectly positioned moments from Hertford town centre and within easy walking distance of Hertford North mainline train station.

The vendor is currently extending the lease which will be assigned to the new owner with a total LEASE LENGTH OF 184 YEARS REMAINING.

The property offers well-proportioned accommodation and represents an excellent opportunity for a purchaser to update and personalise to their own taste. The apartment benefits from ample storage throughout, good sized 18' living room with dual aspect, a spacious master bedroom with ensuite shower room and a further family bathroom.

Externally, residents enjoy access to a communal garden to the rear, along with the convenience of allocated parking.

An ideal home for first-time buyers, downsizers or investors, combining a superb location with great potential.



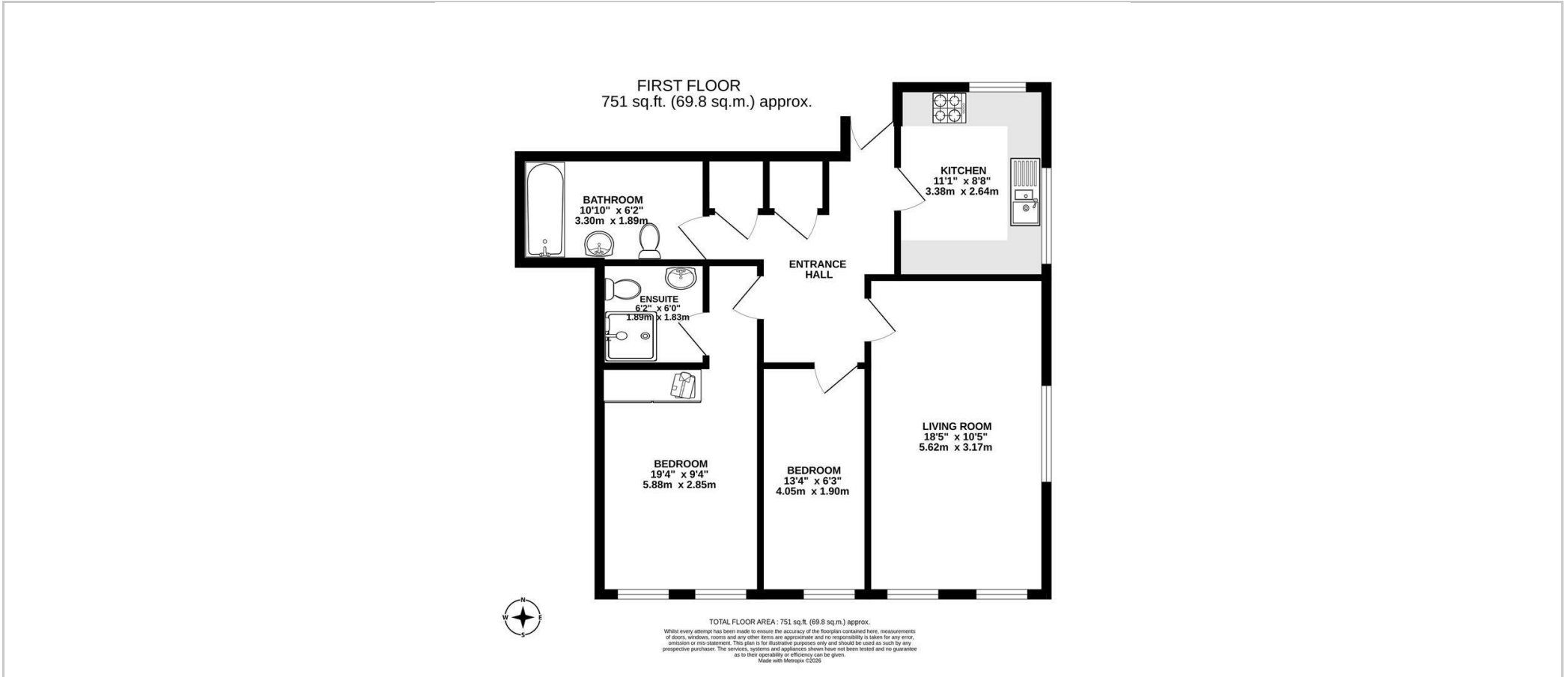


- Chain free two bedroom first floor flat in a modern and popular development
- Ideally located moments from Hertford town centre
- Walking distance to Hertford North mainline train station
- Opportunity to update and personalise to your own taste
- Main bedroom with en-suite shower room
- Further bathroom and ample storage throughout
- Allocated parking and residents' communal garden to the rear
- **LEASE BEING EXTENDED TO 184 YEARS**

Leasehold - 85 years remaining
Service Charge - Approx £1578 per annum
Ground Rent - £120 per annum



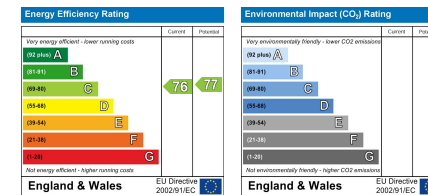
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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