



**Clavering Court, The Ridgeway, Hertford, SG14 2FU**



## Welcome to Clavering Court The Ridgeway, Hertford

This well-presented, bright and spacious one double bedroom first-floor apartment offers modern living in a highly convenient location. The well-proportioned accommodation features an impressive open-plan kitchen living area. The living area also benefits from direct access to its own private balcony. The apartment has been recently decorated throughout, enhancing its light and airy feel. The generous double bedroom includes built-in wardrobes, while the modern family bathroom is finished to a high standard. Ample storage is available throughout the property. Externally, the apartment enjoys allocated parking for one vehicle and access to well-maintained communal gardens. Built just seven years ago and still within the NHBC warranty, the property is ideally situated within a short walk of local shops, the Hertford North railway line, and the popular Panshanger Park. Additional benefits include double glazing, central heating, and a long lease, making this an excellent opportunity for first-time buyers.



## -Accommodation Overview-

The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability. Sovereign Network Homes Housing Association (SNG) have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share and the remaining 60% share of the property from (SNG).

### Entrance Hall:

Two storage cupboards.

### Open Plan Lounge / Kitchen:

18' 2" x 11' 2" (5.54m x 3.40m)

Double glazed windows, double glazed door leading to private balcony, radiator.

### Kitchen Area:

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric hob with oven beneath, integrated appliances, wall mounted boiler, spot lighting.

### Bedroom One:

13' 2" x 11' 5" (4.01m x 3.48m )

Double glazed window, fitted wardrobe, radiator.

### Bathroom:

Three-piece suite comprising of panel enclosed bath, wash hand basin, WC.

## -Exterior-

### Parking:

One allocated parking space.

### Agent Notes:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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- Two Years NHBC Warranty
- One Allocated Parking Space
- Open Plan Living / Kitchen Area
- Own Private Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: B

Service Charge: £2,199.84 yearly

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 47.3 m<sup>2</sup> (509 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](https://www.propertybox.io)

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Price

**£225,000**



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Property Ref:  
HFD108157 - 0001

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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.



Please note the marker reflects the  
postcode not the actual property

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