



**Riversmeet, HERTFORD SG14 1LF**



**william  
h brown**

## Welcome to Riversmeet, HERTFORD

This larger-than-average three-bedroom share of freehold first-floor apartment is presented in immaculate condition throughout, set in a privately owned estate and offering bright and spacious accommodation. A recently fitted modern bathroom and a well-presented kitchen complement the three well-proportioned bedrooms, (two double and one single) making this an ideal home for families or professionals alike. Additional benefits include a share of the freehold, a garage-en-bloc and communal areas. Perfectly located for Hertford town centre, Hertford North railway station (0.3 miles) Panshanger Park, and excellent local schools, this apartment represents a superb opportunity- whether as a stylish family home or a sound rental investment.



## -Accommodation Overview-

### Entrance Hall:

Storage cupboard, power points, electric heater.

### Lounge:

13' 7" x 13' ( 4.14m x 3.96m )

Double glazed windows and door leading to own balcony, new flooring, electric heater.

## -Balcony-

### Kitchen:

7' 3" x 10' 6" (2.21m x 3.20m)

Range of wall and floor units with work surface over, one and half stainless-steel sink unit with mixer tap over, tiled splash backs, freestanding oven with extractor canopy over, space for fridge, plumbing for washing machine, double glazed window to front aspect.

### Bedroom One:

14' 1" max x 10' 8" max (4.29m max x 3.25m max)

Double glazed window to rear aspect, carpet, electric heater.

### Bedroom Two:

9' 3" max x 9' 1" max (2.82m max x 2.77m max)

Double glazed window to front aspect, carpet, electric heater.

### Bedroom Three:

8' 3" max x 8' 1" max ( 2.51m max x 2.46m max )

Double glazed window to front aspect, carpet, power points, electric heater.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with mixer tap over with shower attachment, shower screen, pedestal wash hand basin with twin taps over, tiled walls and floor, WC, obscure double glazed window to side aspect.

## -Exterior-

### Garage-En-Bloc

### Communal Gardens

### External Storage Cupboard



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## Welcome to

## Riversmeeth, HERTFORD

- A Rarely Available Three Bedroom Apartment
- **\*\*PRIVATE BALCONY\*\***
- Spacious Living Room Opens onto Private Balcony
- Share Of Freehold
- Garage-En-Bloc

Tenure: Leasehold EPC Rating: D

Council Tax Band: C

Service Charge: £1956.00 Yearly

Ground Rent: Peppercorn

This is a Leasehold property with details as follows; Term of Lease 2986 years from 01 Jan 1987. 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 63.9 m<sup>2</sup> (688 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 inspections. Powered by www.floorplan.com

# £300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108015 – 0003

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