



**Arnold Close, Hertford, SG13 7ES**



## Welcome to Arnold Close, Hertford

Welcome to this stunning and contemporary top-floor apartment, boasting a TWO DOUBLE BEDROOM, two-bathroom apartment with open plan modern fitted lounge / kitchen with built in appliances. Conveniently situated between the charming towns of Hertford and Ware. As you step inside, you're greeted by a bright and airy atmosphere, courtesy of the apartment's clever design and abundant natural light. The spacious living area seamlessly blends into a modern, fully fitted kitchen, complete with built-in appliances and dual aspect windows that flood the space with sunlight throughout the day. Step outside onto your own private balcony, where you can unwind and enjoy views of the surrounding landscape, offering a tranquil retreat from the hustle and bustle of everyday life. Both bedrooms are generously sized, providing ample space for relaxation, and the master bedroom boasts the added luxury of an en-suite bathroom for added convenience. With double glazing and central heating throughout, this apartment ensures comfort all year round. Conveniently situated between the charming towns of Hertford and Ware, residents benefit from easy access to amenities, including shops, restaurants, and recreational facilities.



## -Accommodation Overview-

### Entrance Hall

### Open Plan Kitchen / Lounge

22' 4" includes kitchen x 9' 11" ( 6.81m includes kitchen x 3.02m )

### -Balcony-

### Kitchen

### Bedroom One

11' 10" x 9' 9" ( 3.61m x 2.97m )

### En-Suite Shower Room

### Bedroom Two

11' 10" x 9' 8" ( 3.61m x 2.95m )

### Bathroom

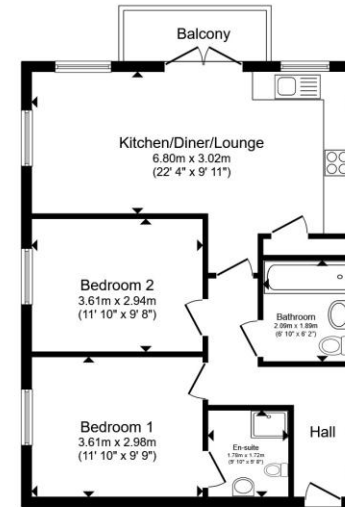
### -Exterior-

### Parking:

Two allocated parking bays with ample visitor parking.

### About Hertford:

Hertford is a historic market town in Hertfordshire. Situated about 20 miles north of London, its' known for its picturesque riverside setting along the River Lea and its charring Georgian and Victorian architecture. The town features a mix of independent shops, cafes and restaurants along with several historic landmarks including Hertford Castle. Hertford also boasts lots of green spaces and parks, including Hartham Common and Panhandler Park making it a desirable place to live and visit. Additionally the town hosts various cultural events and festivals throughout the year.



Total floor area 61.4 m<sup>2</sup> (661 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](http://www.propertybox.io)



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welcome to

## Arnold Close, Hertford

- Two Bedroom, Two Bathroom Upper Floor Apartment
- Two Allocated Parking Spaces
- Modern En-Suite Shower Room & Family Bathroom
- Open Plan Lounge / Modern Kitchen
- Private Balcony With Lovely Views Across Hertford

Tenure: Leasehold EPC Rating: B

Council Tax Band: C

Service Charge: £2009.44 yearly

Ground Rent: £150 Yearly

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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