

Clavering Court The Ridgeway, HERTFORD, SG14 2FU

william h brown

Welcome to Clavering Court , The Ridgeway, HERTFORD

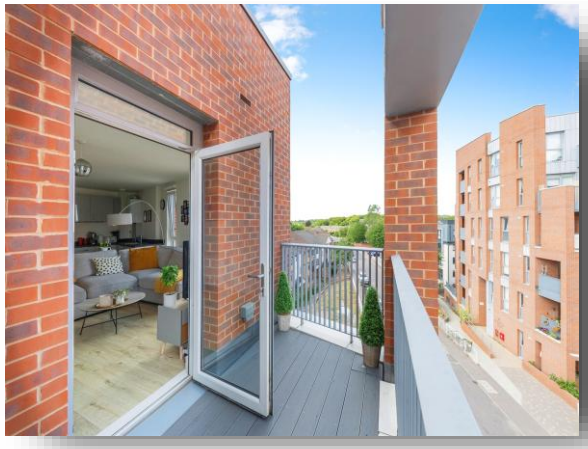
LOcated on the top floor of a modern development, this larger-than-average, bright and spacious penthouse apartment offers stylish living with panoramic views and a host of high-end features. Step inside to a welcoming and expansive hallway, leading into a beautifully presented open-plan living, dining, and kitchen area. Flooded with natural light from dual-aspect windows, this impressive space also provides direct access to one of the apartment's two private balconies, perfect for entertaining or relaxing while enjoying the stunning skyline views. The modern kitchen is fully integrated with built-in appliances, offering a sleek and functional space ideal for both cooking and entertaining. There are two generous double bedrooms, both benefiting from fitted wardrobes. The master bedroom boasts dual-aspect windows and access to its own private balcony, creating a tranquil retreat with superb views. A stylish family bathroom, along with ample storage and cupboard space throughout, adds further practicality and comfort. Additional benefits include, allocated parking for one vehicle, lift access to all floors. Ideally located, the apartment is close to local shops, Hertford town centre, the Hertford North railway line, and the beautiful open green spaces of the ever-popular Panshanger Park. This is a rare opportunity to own a truly exceptional penthouse apartment combining luxury, space, and convenience in one of Hertford's most desirable locations.













-Accommodation Overview-

Entrance Hall:
Storage cupboard housing water softer and washing machine, video entry phone system, radiator.

Open Plan Lounge / Kitchen:
22' 5" x 16' 7" (6.83m x 5.05m)
Double glazed patio doors leading to private balcony, two double glazed windows to side aspect, radiator, opens to kitchen.

-Balcony-

Kitchen Area:
Fitted wall and floor units with work surface over, sink unit with mixer tap over, electric hob with extractor canopy over, integrated dishwasher, integrated fridge freezer, built in wine rack, spot lighting, wall mounted boiler.

Bedroom One:
13' 9" x 13' 6" (4.19m x 4.11m)
Two double glazed windows to side aspect, fitted wardrobes, radiator.

Bedroom Two:
13' x 10' 7" (3.96m x 3.23m)
Two double glazed windows to side aspect, fitted wardrobes, radiator, double glazed patio door leading to private balcony.

-Balcony-

Bathroom:
Three-piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin with mixer taps, WC, fully tiled walls and floor, spot lighting, wall mounted mirror.

-Exterior-

Parking:
One allocated parking space.

Agent Note:
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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

view this property online williamhbrown.co.uk/Property/HFD107886

Welcome to

Clavering Court The Ridgeway, HERTFORD

- Two Double Bedroom PENTHOUSE Apartment
- Two Private Balconies With Lovely Views
- Spacious & Bright Open Plan Living Space
- Great Storage Throughout
- Fitted Kitchen With Integrated Appliances

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: £2416.80 review date : tbc
Ground Rent: £300.00 review date: tbc

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD107886

The Property Ombudsman

Property Ref:
HFD107886 - 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

01992 586501

Hertford@williamhbrown.co.uk

21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.