

shepherds
A better home
moving experience



28 Deer Close
Hertford, SG13 7NR

Price Guide £275,000



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Offered Chain Free - Situated within a peaceful and well-maintained development on the ever-popular east side of Hertford, this beautifully presented two bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers and investors alike. Conveniently positioned within walking distance of Hertford town centre and Hertford East station, the property perfectly combines a quiet residential setting with easy access to an excellent range of amenities and transport links.

The accommodation is bright, well-proportioned and ready to move straight into. At the heart of the apartment is a spacious open-plan living and dining room, providing an excellent space for both relaxing and entertaining. The separate kitchen is modern and well presented, offering ample storage and workspace.

There are two well-proportioned bedrooms, with the principal bedroom benefitting from built-in wardrobes, whilst the second bedroom provides flexibility as a guest room, home office or nursery depending on individual requirements. A modern family bathroom completes the accommodation.

Further benefits include an allocated parking space, well-maintained communal areas and a quiet position within this popular development.

Offering spacious accommodation, allocated parking and a highly convenient location just a short walk from Hertford East station and the town centre, this is a fantastic opportunity to purchase a superb apartment in one of Hertford's most desirable residential areas.





- Beautifully presented two bedroom ground floor apartment
- Quiet and well-maintained development on the east side of Hertford
- Walking distance to Hertford town centre and Hertford East station
- Spacious open-plan living/dining room
- Modern separate kitchen
- Principal bedroom with built-in wardrobes
- Allocated parking space
- Ideal first-time purchase, investment or downsize opportunity

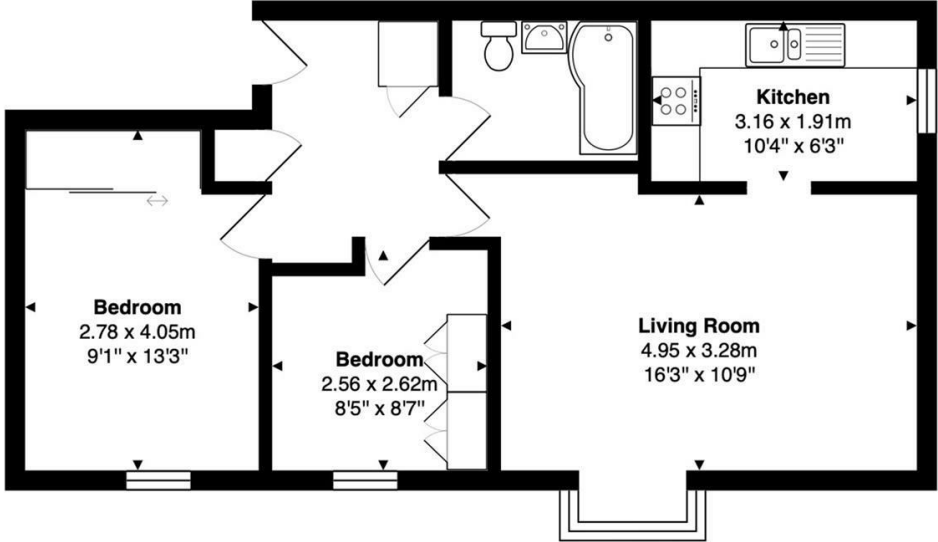
Tenure

Leasehold - 156 years remaining

Service Charge - £1,787 per annum



Floor Plan



Ground Floor
Area: 53.7 m² ... 578 ft²

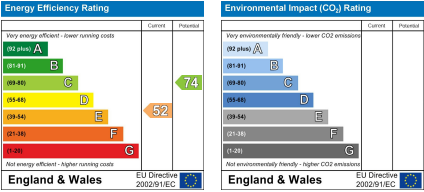
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

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

Tenure
Leasehold

Energy Performance Graph



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