



Westall Close, HERTFORD, SG13 8EY



Welcome to Westall Close, HERTFORD

Set within a private gated development, this well-presented one double bedroom top-floor apartment is ideally located within walking distance of Hertford town centre, Hertford North railway station, local shops, schools, and the popular Panshanger Park. This bright and spacious home offers well-proportioned accommodation throughout. The property features a generous reception room with direct access onto a private balcony, providing an ideal space for relaxing or entertaining. The dual-aspect double bedroom allows for excellent natural light, while the modern fitted kitchen offers ample storage and workspace. A contemporary family shower room completes the internal layout. Further benefits include double glazing, gas central heating, ample storage, and residents' parking, making this an ideal purchase for first-time buyers, downsizers, or investors.



-Accommodation Overview-

Entrance Hall:

Three storage cupboards.

Lounge:

15' 6" x 11' 9" (4.72m x 3.58m)

Double glazed windows and double-glazed patio doors to own Juliette balcony, electric heater, carpet.

Kitchen:

11' 9" x 6' 7" (3.58m x 2.01m)

Fitted wall and base units with work surface over, sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, built in appliances, space for fridge freezer, double glazed window.

Bedroom One:

14' 9" x 9' 8" (4.50m x 2.95m)

Dual aspect windows, electric heater.

Shower Room:

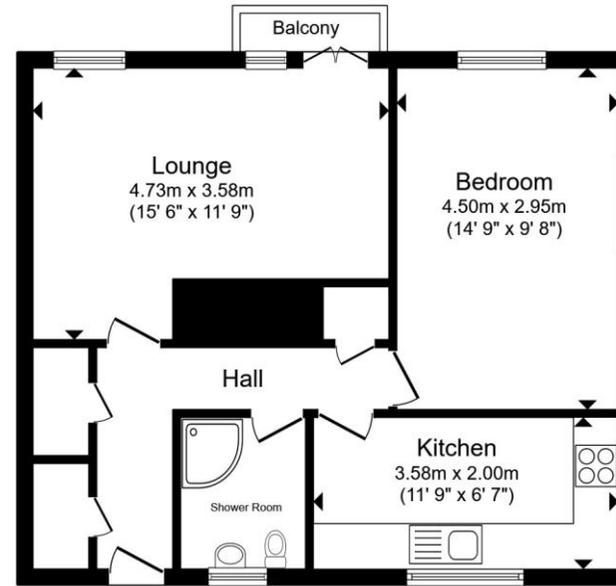
Fitted shower room - Shower cubicle with wall mounted shower, wash hand basin with fitted storage cupboards, WC, obscure double-glazed window.

-Exterior-

Communal Gardens:

Parking:

Residents parking.



Floor Plan

Total floor area 51.3 m² (553 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



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Welcome to Westall Close, HERTFORD

- ***Top Floor Apartment In Riverside Development***
- Conveniently Positioned For Easy Access To Hertford Town & Hertford East Train Station
- Ideal For First Time Buyers, Downsizers Or Investors
- Residents Parking
- Modern Fitted Shower Room

Tenure: Leasehold

EPC Rating: D

Council Tax Band: C

Service Charge: £1,836.00 Yearly

Ground Rent: £100.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107524 - 0002

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