



43, Ladywood Road, Hertford  
SG14 2TE  
Guide Price £250,000



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## 43 Ladywood Road, Hertford, SG14 2TE

A spacious one bedroom top floor maisonette located within this highly sought after development, benefiting from its own private front garden and allocated parking space. The light and airy accommodation comprises an entrance hall, large open plan living space with a defined kitchen area, one double bedroom and a bathroom. Being positioned on the top floor, the property also benefits from loft access, offering useful additional storage potential. The lease will be extended to 163 years upon completion, with a peppercorn ground rent and no service charge.

Ladywood Road is a quiet residential road, located on the western side of Hertford itself, offering easy access to Hertford North mainline station and the A414 trunk road which connects to the A1(m). The village of Hertingfordbury is a short distance away providing a popular village pub and the protected green space of Panshanger Park is also close by offering excellent country walks.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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**Approximate Gross Internal Area 459 sq ft - 43 sq m**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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