



**Maple Lodge Riversmeet, Hertford, SG14 1LW**



## Welcome to Maple Lodge Riversmeet, Hertford

A bright and spacious, larger-than-average two double bedroom top-floor apartment, ideally situated within a short walk of Hertford town centre, Hertford North railway line and the open green spaces of Panshanger Park. This well-presented apartment offers well-proportioned accommodation throughout, featuring two generous double bedrooms, a modern bathroom suite and a contemporary fitted kitchen complete with built-in appliances. The standout 15ft living room is filled with natural light and further enhanced by an attractive bay window, creating a welcoming and comfortable living space. Additional benefits include double glazing and gas central heating throughout, allocated parking with ample visitor parking, and the added advantage of a private loft space providing excellent additional storage. An ideal purchase for first-time buyers, downsizers or investors .



## **-Accommodation Overview-**

### **Entrance Hall**

Door to all rooms.

### **Lounge:**

15' 10" max x 10' 4" max (4.83m max x 3.15m max )

Double glazed window, carpet, book case/desk and mirror, radiator.

### **Kitchen:**

13' 1" x 5' 7" (3.99m x 1.70m)

Fitted wall and base units with work surface over, electric hob with oven beneath and extractor canopy over, fitted appliances, double glazed window.

### **Bedroom One:**

12' 2" excluding bay window x 9' 5" (3.71m excluding bay window x 2.87m)

Double glazed bay window, carpet, fitted wardrobes, radiator.

### **Bedroom Two:**

12' 2" x 6' 9" (3.71m x 2.06m)

Double glazed window, carpet, radiator.

### **Bathroom:**

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with storage cupboard beneath, WC, fully tiled walls, obscure double-glazed window.

## **-Exterior-**

### **Parking:**

Allocated parking plus visitor spaces.



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welcome to

## Maple Lodge Riversmeet, Hertford

- Two Bedroom Apartment
- Chain Free & Long Lease
- Modern Fitted Kitchen
- Private Loft Space
- Communal Gardens

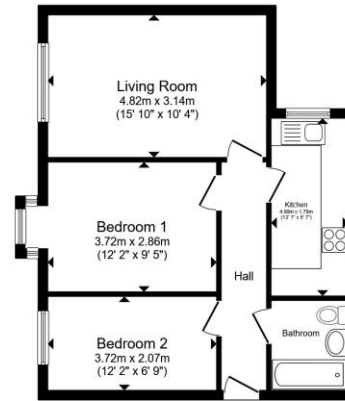
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: £1,700.00 Yearly

Ground Rent: £100.00 yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 51.1 m² (550 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

william  
h brown

£265,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFD108111 - 0001

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