



Maple Lodge Riversmeet, Hertford, SG14 1LW

william
h brown

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

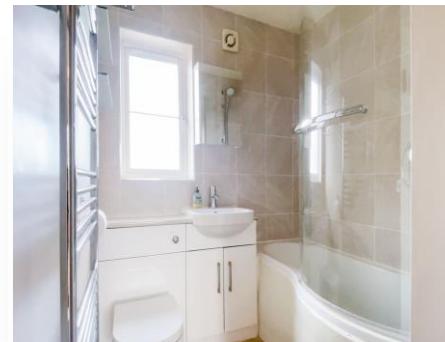
This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Dec 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



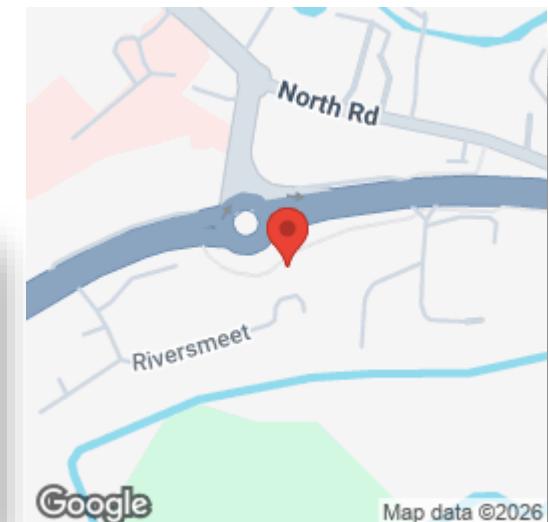
Total floor area 51.1 m² (550 sq.ft) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and 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

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£265,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFD108111 - 0001

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.

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