



Taplow Avenue, Hertford, SG14 2GP



Welcome to

Taplow Avenue, Hertford

****Shared Ownership 50% Share**** This bright and spacious two double bedroom, one bathroom first floor apartment is located within the ever-popular Blakemore Manor development, built just two years ago and ideally positioned for Hertford North railway station.



-Accommodation Overview-

Agent Notes:

Share Amount:

This property is currently under shared ownership in conjunction with Sovereign Network Group (SNG) who have criteria for any purchase, the advertised price is for the sellers 50% share. £407.96 per month is paid to the Housing Association as rent for the retained share. Service Charge is £124.40p per month and there is no Ground Rent. Please contact with SNG for guidance on purchase requirements.

Entrance Hall:

Two storage cupboards, radiator.

Open Plan Kitchen / Lounge:

22' 10" x 17' 3" (6.96m x 5.26m)

Dual aspect window to front and side aspect, radiator.

Kitchen:

Fitted wall and base units with work surface over, sink unit, electric hob with oven beneath and extractor canopy over, integrated appliances, radiator, double glazed window to rear aspect.

Bedroom One:

10' 11" x 10' 10" (3.33m x 3.30m)

Double glazed window to rear aspect, radiator.

Bedroom Two:

10' 11" x 8' 11" (3.33m x 2.72m)

Double glazed window to rear aspect, radiator.

Bathroom:

Three-piece suite comprising of bath with shower over, wash hand basin, WC, chrome heated towel rail, tiled walls.

-Exterior-

Parking:

Two parking spaces and visitor spaces available.

Agent Note:

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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Welcome to Taplow Avenue, Hertford

- Shared Ownership 50% Share - Please Ask Agent
- Two Double Bedroom First Floor Apartment
- Two Allocated Parking Spaces
- Open Plan Living Space
- Built Two Years Ago & Long Lease

Tenure: Leasehold

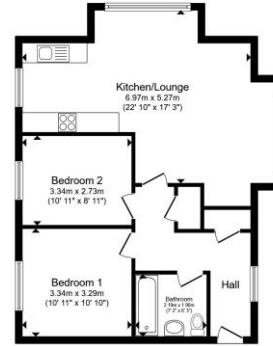
EPC Rating: B

Council Tax Band: C

Service Charge: £1,492.80 yearly

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Aug 2023. 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 67.9 m² (731 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), coverings 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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Shared Ownership (50%)

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108136 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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