



**Sele Mill, Hertford, SG14 1LD**

  
**william  
h brown**

## Welcome to Sele Mill, Hertford

Recently decorated to a high-specification finish, the apartment features a generous open-plan living and dining room enhanced by large windows that flood the space with natural light. A separate modern kitchen comes complete with built-in appliances, while the well-proportioned double bedroom offers fitted wardrobes for ample storage. A contemporary family bathroom completes the accommodation. This superb modern apartment further benefits from allocated and visitor parking, a good-length lease, and lift access, offering both convenience and peace of mind. An ideal opportunity for a young professional, first-time buyer, or investor seeking a stylish, low-maintenance home in a highly desirable Hertford location.



## -Accommodation Overview-

### Communal Entrance

### Entrance Hall

### Lounge/ Diner:

17' 6" max x 8' 2" max ( 5.33m max x 2.49m max )  
Two windows to rear aspect, spot lighting, electric heater.

### Kitchen:

8' 1" x 6' 3" ( 2.46m x 1.91m )  
Fitted wall and floor units with work surface over, one and half bowl sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer.



### Bedroom One:

11' excluding wardrobe x 9' 9" max ( 3.35m excluding wardrobe x 2.97m max )  
Double glazed window, fitted wardrobe, electric heater.



### Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, tiled walls and flooring.

### -Exterior-

### Parking:

Allocated parking space and visitor parking.

### Communal Gardens:

The development is surrounded by maintained communal gardens.

### Agent Notes:

Please note there is a restriction on keeping boats, caravans or mobile homes on site. Please ask agent for more details.



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# Welcome to Sele Mill, Hertford

- One Double Bedroom Apartment
- Secure Gated Development
- Grade II Listed Building
- Ideal Location For Hertford North Train Station & Town Centre
- Good Transport Links & Walking Distance To Hertford North Train Station

**Tenure:** Leasehold **EPC Rating:** C

**Council Tax Band:** C

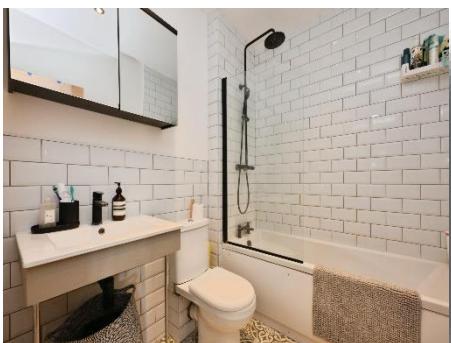
**Service Charge:** £2,945.50p Yearly

**Ground Rent:** £150.00 Yearly

**Building Insurance:** £329.19p

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**Offers In Excess Of  
£300,000**



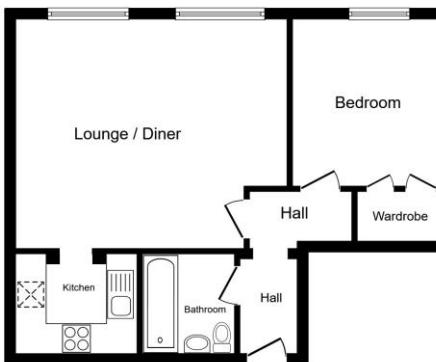
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Property Ref:  
HFD108068 - 0001

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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.



Please note the marker reflects the postcode not the actual property



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