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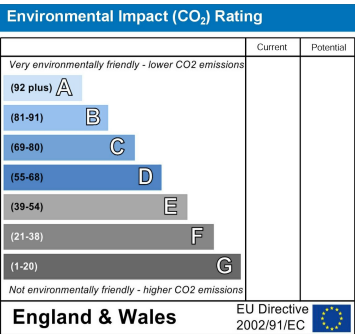
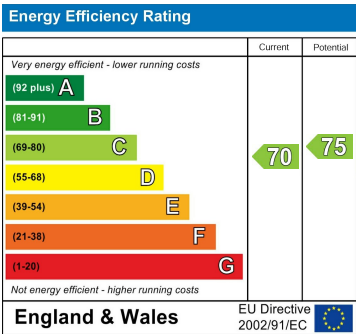
2 The Heathers London Road, Hertford, SG13 7LG

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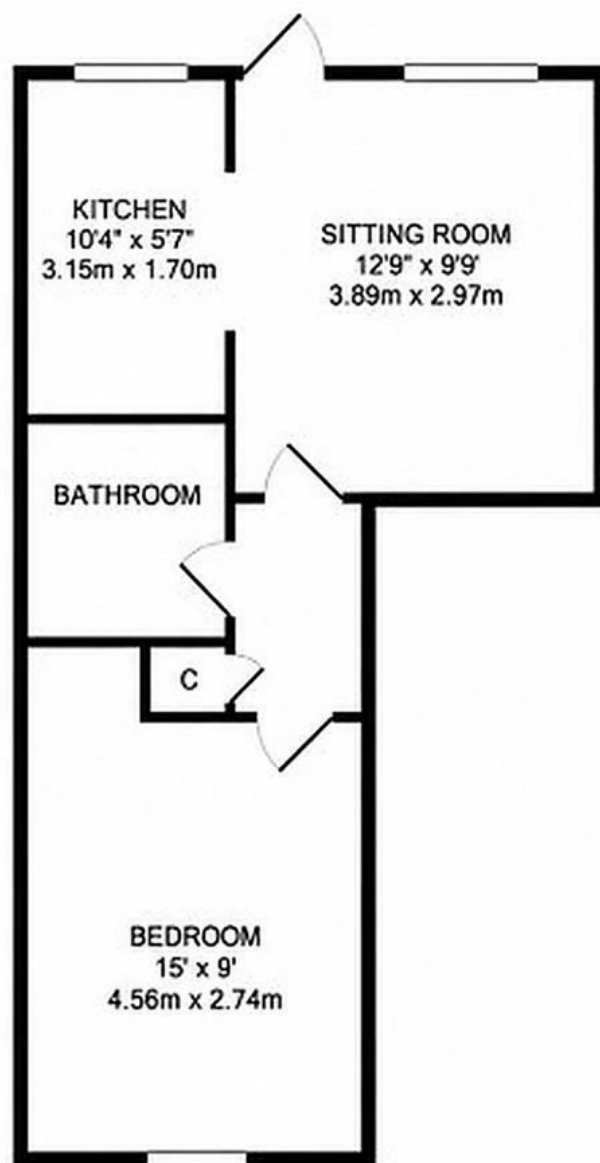
Price £210,000

An attractive ground floor one-bedroom apartment with the rare advantage of its own private garden and allocated parking directly alongside. Beautifully presented throughout, the property offers bright, modern living accommodation with French doors opening onto the garden, a contemporary kitchen and bathroom, and a well-proportioned double bedroom. Benefiting from a long 143-year lease and zero ground rent. The low service charge is approximately £703 p.a. which includes insurance. This home represents an excellent opportunity for first-time buyers, downsizers, investors, pet owners and commuters alike. Ideally positioned within walking distance of Hertford town centre and both Hertford East and Hertford North train stations offering direct rail links into London and only 10 minutes from supermarkets and Hartham Common , it combines convenience, lifestyle and long-term appeal.

- Ground floor position with garden
- Bright living accommodation with French doors opening directly on to the garden
- Well-proportioned double bedroom
- Modern kitchen and bathroom
- Allocated parking next to the garden
- Long lease 143 years remaining
- Zero ground rent. Low service charge includes insurance.
- Walking distance to Hertford town centre
- Walking distance to Hertford East and North train stations with direct links to London
- Ideal first-time purchase, investment, downsizers, pet owners and commuters.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, IWestates would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of IWestates estate agents.



TOTAL APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Communal Entrance**Entrance**

Timber front door to:

Hall

Tiled floor. Radiator. Doors to:

Sitting Room

Radiator. French doors to garden. Tiled floor.

Kitchen

Fitted with a range of wall and base level units with complementary countertops. Space for fridge/freezer. Built in oven with gas hob and extractor fan over. Stainless steel sink and drainer. Tiled floor. Window to rear aspect. Space and plumbing for washing machine.

Bedroom

Window to front aspect. Tiled floor. Radiator. Fitted wardrobes.

Bathroom

Vanity wash hand basin. Low level flush w/c. Panel bath with shower over and glazed screen. Mirror wall cabinet. Fully tiled. Heated towel rail. Extractor fan.

Outside**Rear Garden**

Beautifully maintained garden with small patio to the rear of the property. Lawn. Mature plants. Timber shed. Access direct to the parking space. Potential to heighten the picket fence if desired.

Parking

One allocated parking space and a visitor space.

Agents Note

Council tax band B

EPC C

Double glazing installed 2017

Service charge: £703 p.a. includes building insurance.

Ground rent: Zero

Maintenance: Residents joint responsibility.







