



| 3 The Dimsdale | Hertford | SG14 1BY

Price guide £300,000

Open House - Saturday 24th November 11.00am - 12.30pm by appointment only for this two double bedroom first floor apartment set within this historic Grade II listed building in the heart of the town centre within easy access to all the local amenities to include shops, restaurants and both mainline train stations with links into London. This gas centrally heated property offers period features to include high ceilings and sash windows with spacious and airy accommodation throughout to include 17' living room with high gloss fitted kitchen and a range of integrated appliances, master bedroom with en-suite shower room plus additional bathroom. Offering a fantastic opportunity for both first time buyers and investors with a lease in excess of 110 years remaining.



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### **Communal Entrance Hall:**

Accessed via secure entry phone system with stairs leading to first floor and front door into:

### **Entrance Hall:**

Radiator, airing cupboard housing hot water cylinder, entry phone hand set, recessed cupboard with appliance space for tumble dryer and washing machine with plumbing provided and doors to:

### **Living Room:**

17'9 x 17'6 (5.41m x 5.33m) Dual sash windows to rear, coving, recessed spot lights, two radiators, television and telephone points and opening to:

### **Kitchen:**

Recessed spot lights, fitted with a range of high gloss base and wall cupboards with contrasting work surface over incorporating single drainer stainless steel sink unit with mixer tap, cupboard housing gas boiler, built in stainless steel electric oven with separate stainless steel gas hob and circular extractor hood over, integrated dishwasher, integrated fridge and freezer with Quartz work surface over.

### **Bedroom 1:**

13'7 x 12'5 (4.14m x 3.78m) Dual sash windows to rear with secondary glazing, radiator and door to:

### **En-Suite Shower Room:**

Fully tiled walls, shaver point, pedestal wash hand basin with mixer tap, low level WC, shower cubicle, extractor and chrome towel radiator.

### **Bedroom 2:**

13'10 x 12'8 (4.22m x 3.86m) Dual sash windows to rear with secondary glazing and radiator.

### **Bathroom:**

Fully tiled walls, extractor, low level WC, vanity wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap and separate wall mounted shower over with folding glass screen, chrome towel radiator.

### **Tenure:**

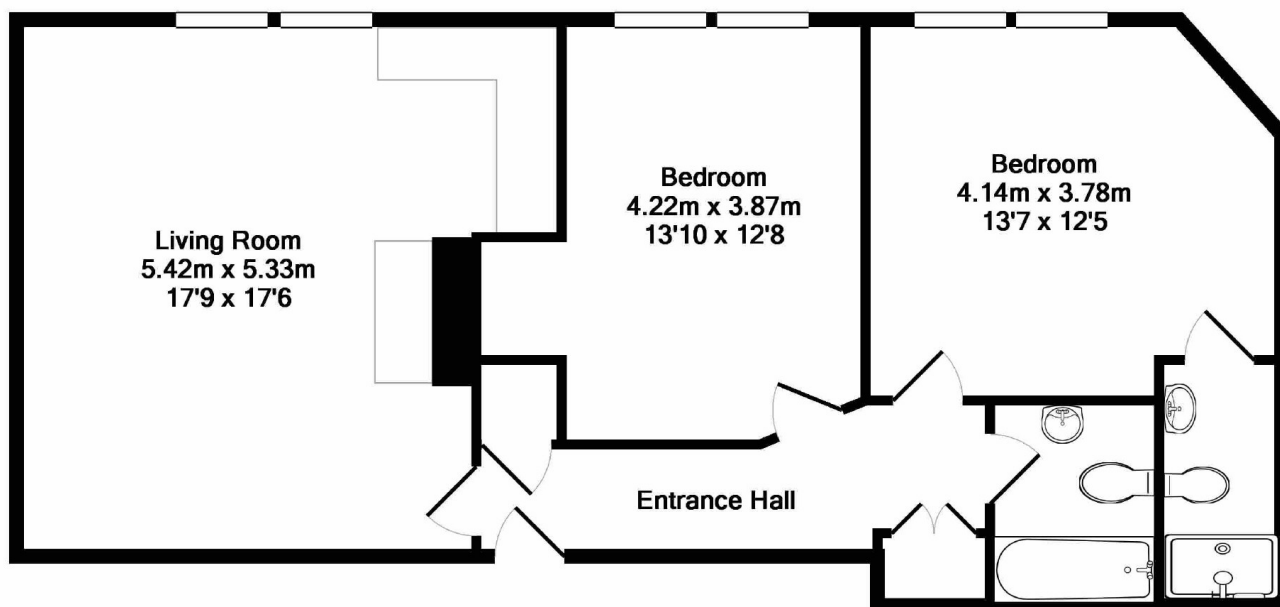
Leasehold - 125 years from 2006

Service Charge - £1729.52 per annum

Ground Rent - £250.00 per annum







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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