



| 4 The Springs | Hertford | SG13 7DR **Price guide £210,000**

Open House - Saturday 1st December - 10.00am - 11.30am by appointment only for this tastefully and well presented one bedroom ground floor flat situated on the east side of town within walking distance to Hertford East mainline train station. This fully double glazed property offers a fantastic opportunity for both first time buyers and investors with 16' living room, brand new fitted kitchen and bathroom. With the additional benefit of communal resident gardens and allocated parking for one car and an extended lease of approx 150 years remaining. Must be viewed.



Communal Entrance:

Accessed via secure entry phone system with door at read leading to communal garden and private front door into:

Entrance Hall:

Wooden flooring, telephone point, entry phone hand set, electric panel heater, recessed storage cupboard and doors to:

Living Room:

16'4 x 9'2 (4.98m x 2.79m) UPVC double glazed box bay window to front, wooden flooring, electric panel heater, television point and open plan to:

Kitchen Area:

9'10 x 6'10 (3.00m x 2.08m) UPVC double glazed window to side, newly fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating single drainer stainless steel sink unit with mixer tap, appliance space for fridge and washing machine with plumbing provided, built in stainless steel electric oven with separate ceramic hob and stainless steel extractor hood over with coloured glass splash back, metro tiled splash back.



Bedroom:

11'3 x 10'2 (3.43m x 3.10m) UPVC double glazed window to front, electric panel heater and built in double wardrobe with folding doors.

Bathroom:

Newly fitted suite comprising pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate electric power shower over, low level WC, extractor, extensively tiled walls, shaver point and Dimplex wall heater.

Communal Garden:

Communal gardens for residents located to the rear of the building predominately laid to lawn with washing line.

Allocated Parking:

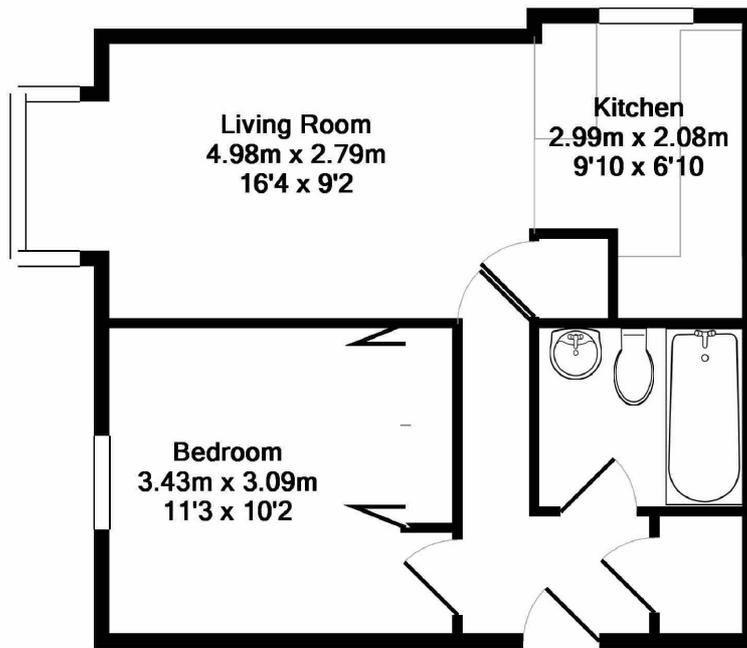
Allocated parking space for one car plus additional visitors spaces.

Tenure:

Leasehold - approx 150 years remaining
Service Charge - Approx £1000 per annum
Ground Rent - £160 per annum







Total Approx. Floor Area 38.5 Sq.M. (414 Sq.Ft.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		54	55
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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