



| 36 Mitre Court | Hertford | SG14 1BQ

Price guide £300,000

SHARE OF THE FREEHOLD in this GATED RIVERSIDE DEVELOPMENT for this WELL PRESENTED top floor apartment set within this PEACEFUL LOCATION on the outskirts of the town centre with ready access to all the local amenities to include HERTFORD EAST MAINLINE TRAIN STATION. Having been improved by the current owner this property offers accommodation to include a spacious 18' LOUNGE/DINER, a modern white bathroom and with the additional benefit of an ALLOCATED PARKING SPACE with additional visitors spaces available. Attractive and well maintained riverside communal gardens surround the development and offering a fantastic opportunity for both first time buyers and investors.



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Communal Hall:

Access via secure entry phone with stairs to second floor and private front door into:

Entrance Hall:

Airing cupboard housing hot water cylinder with shelving, access to loft space with light and doors to:

Lounge/Diner:

18'5 x 11'1 (5.61m x 3.38m) Window to front with attractive views over the river, communal gardens and beyond, electric heater, television point, entry phone hand set and door to:

Kitchen:

12'6 x 7'5 (3.81m x 2.26m) Window to front with attractive views over the river, communal gardens and beyond, refitted with a range of cream base and wall cupboards with work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, tiled splash backs, appliance space for fridge/freezer and washing machine with plumbing provided, built in double oven with separate ceramic hob and stainless steel extractor hood over.

Bedroom 1:

13'2 x 11'1 (4.01m x 3.38m) Window to rear and electric heater.

Bedroom 2:

14'7 x 7'9 (4.45m x 2.36m) Window to rear and electric heater.

Bathroom:

7'6 x 7'5 (2.29m x 2.26m) Velux window to front, white suite comprising panel enclosed bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled splash backs, Dimplex wall heater and chrome heated towel rail.

Communal Gardens:

Attractive riverside gardens with well maintained lawn areas and seating.

Allocated Parking:

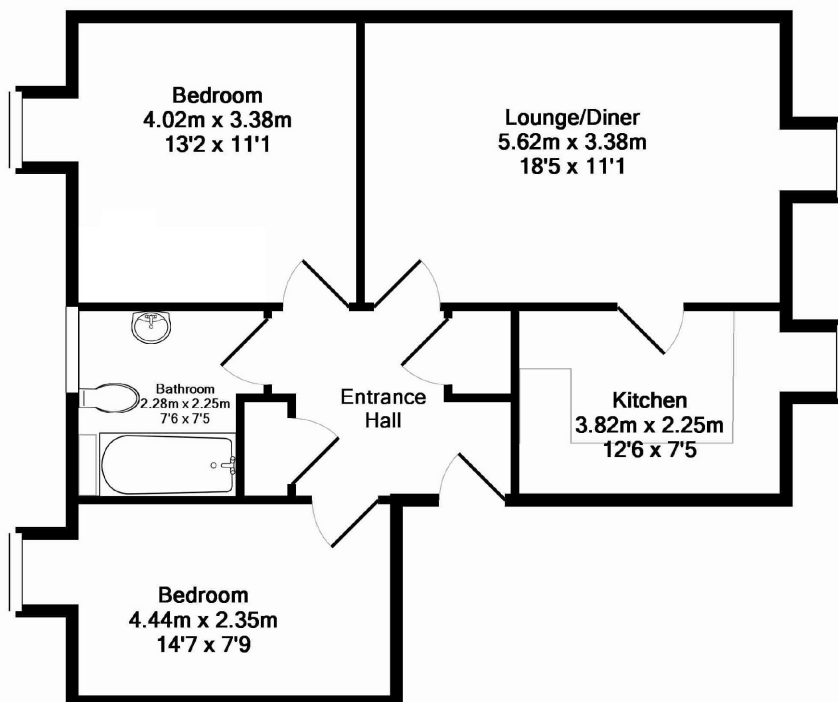
Allocated parking space for one car plus further visitors parking spaces.

Tenure:

Share of Freehold - 990 years from 2019
Service Charge - £1,280 per annum







Total Approx. Floor Area 58.0 Sq.M. (625 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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