



| 100 Newland Gardens | Hertford | SG13 7WY

Price guide £310,000

RESIDENTS ONLY GYMNASIUM- well equipped and with changing facilities for this CHAIN FREE GROUND FLOOR apartment WITH "PRIVATE" PATIO and within WALKING DISTANCE TO HERTFORD EAST MAINLINE TRAIN STATION - easy access to the town centre and all its amenities. Offering spacious and well specified accommodation throughout to include TWO DOUBLE BEDROOMS, 19' LIVING ROOM opening onto the outside patio, MASTER BEDROOM with dressing area and EN-SUITE SHOWER ROOM plus additional refitted bathroom. With ALLOCATED PARKING for one car in the secure gated underground car park. An ideal opportunity for both first time buyers and investors.



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Communal Entrance:

Accessed via secure video entry phone system with private front door leading into:

Entrance Hall:

Coving, entry phone handset, electric panel heater, recessed storage cupboard, airing cupboard housing hot water cylinder and doors to:

Living Room:

19'8 x 10'1 (5.99m x 3.07m) UPVC double glazed windows to rear and door to outside patio, television and telephone points, coving and electric panel heater.

Kitchen:

10'1 x 6'9 (3.07m x 2.06m) Recessed spot lights, fitted with a range of base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap, appliance space for washing machine and dishwasher with plumbing provided, integrated fridge freezer, built in stainless steel oven with separate stainless steel electric hob and filter hood over, tiled splash backs and flooring.

Dressing Area:

With door to en-suite shower room and archway through to:

Bedroom 1:

12'1 x 10'11 (3.68m x 3.33m) UPVC double window to rear and electric panel heater.

En-Suite Shower Room:

Recessed spot lights, extractor, heated towel rail, tiled splash backs, shaver point, concealed cistern WC, shower cubicle, vanity wash hand basin with mixer tap and cupboard under.

Bedroom 2:

14'1 x 11'7 (4.29m x 3.53m) UPVC double glazed window to rear, electric panel heater and door to:

Bathroom:

7'2 x 7'1 (2.18m x 2.16m) Extractor, recessed spot lights, concealed cistern WC, vanity wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap and wall mounted shower attachment with glass screen.

Underground Allocated Parking:

Allocated parking space for one car in the gated underground car park and with two visitors permits.

Residents Gymnasium:

Residents only gym located on site with a range of equipment and changing facilities.

Tenure:

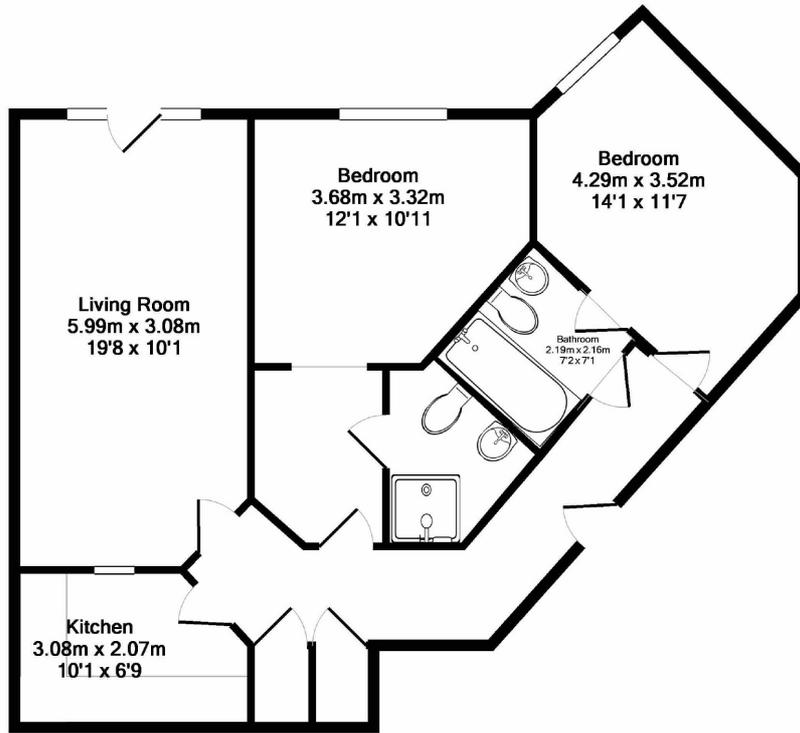
Leasehold - 999 years from 2003.

Service Charge - To be confirmed. To include general maintenance of the building, water rates, exterior maintenance and gardening, use of the residents only gym suite.

Ground Rent - £150 per annum.







Total Approx. Floor Area 68.9 Sq.M. (741 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		75	79
(55-68) D			
(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		71	71
(55-68) D			
(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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