



| 7 Cambridge House | Hertford | SG14 1PB

Price guide £300,000

TOP FLOOR LUXURY APARTMENT situated in this character conversion in the town centre close to all local amenities to include TWO MAINLINE TRAIN STATIONS. This gas centrally heated property offers high specification accommodation throughout to include fully fitted modern kitchen with a RANGE OF INTEGRATED APPLIANCES, solid wood flooring, luxury four piece suite bath & shower room and with 10' high ceilings providing a light and airy ambience. With the additional benefit of an ALLOCATED PARKING SPACE for one car and a lease with 120 YEARS REMAINING.



shepherds  
A better home  
moving experience



Communal front door with stairs leading to second floor and private front door into:

**Entrance Hall:**

Sash window to rear, radiator, solid wood flooring, recessed spot lights, recessed storage cupboard and doors to:

**Living Room/Kitchen:**

21'4 x 12'2 (6.50m x 3.71m) Dual sash windows to side, recessed spot lights, solid wood flooring, radiator and open plan to:

**Kitchen Area:**

Recessed spot lights, fitted with an extensive range of contemporary style base and wall cupboards with contrasting granite work surfaces over incorporating inset sink unit with mixer tap over, integrated appliances to include fridge freezer, washing machine and dishwasher, built in stainless steel Smeg oven with separate stainless steel Smeg gas hob and filter hood over with glass splash back.

**Bedroom:**

19'1 x 9'5 max (5.82m x 2.87m max) Dual sash windows to side, radiator and recessed spot lights.

**Bath & Shower Room:**

9'3 x 6'6 (2.82m x 1.98m) Opaque dual sash windows to side, fitted with a four piece suite comprising concealed cistern WC, corner shower cubicle, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, shaver point, extractor, recessed spot lights, chrome heated towel rail, tiled flooring with under floor heating and extensively tiled walls.

**Allocated Parking:**

Allocated parking space for one car located to the rear of the building.

**Tenure:**

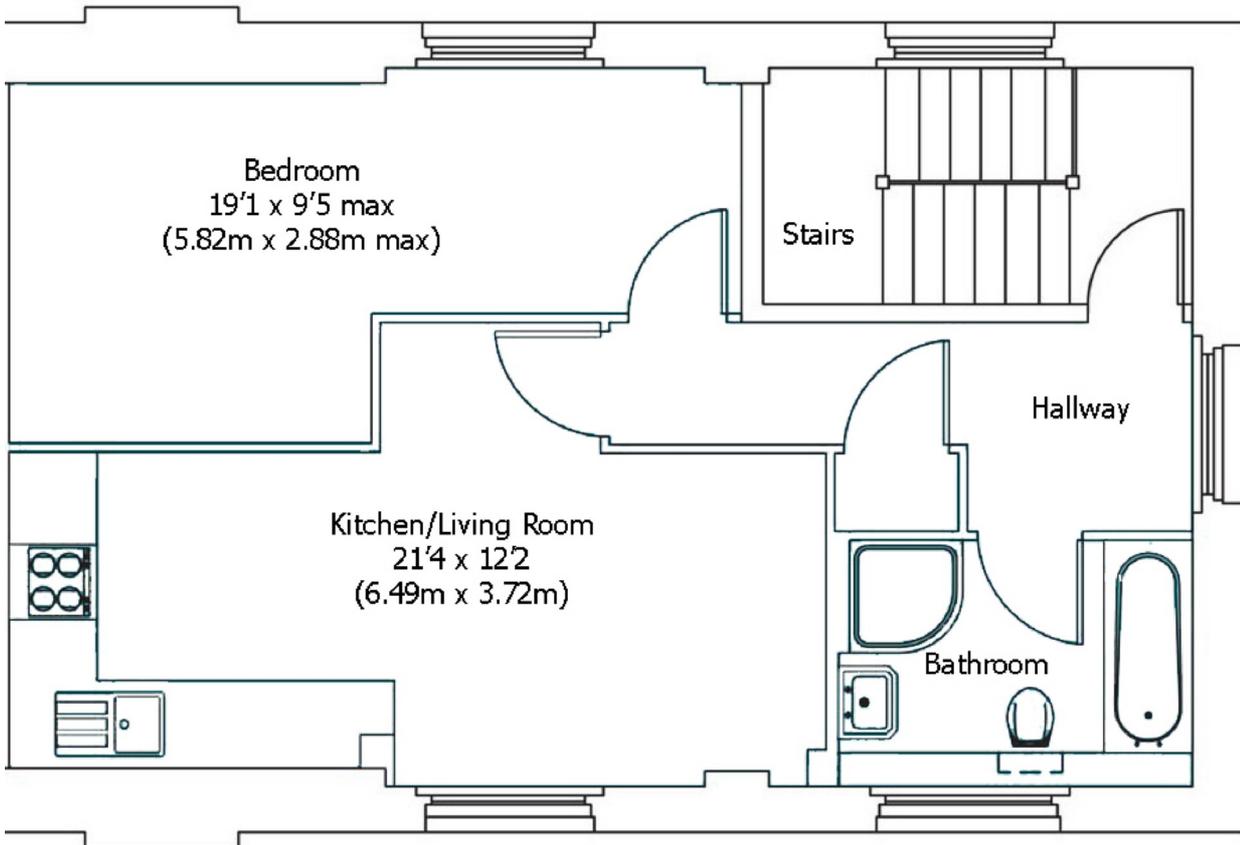
Leasehold - 125 years from 2015.

Service Charge - TBC

Ground Rent - TBC







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	48
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	43
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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