



| 2 Pimlico Court | Hertford | SG13 8EB

Price guide £280,000

A MODERN TWO BEDROOM GROUND FLOOR APARTMENT situated within this modern sought after development convenient for all local facilities to include shops, rail stations and leisure. This fully double glazed property with a lease of 108 years remaining offers well specified accommodation throughout to include refitted kitchen with a range of integrated appliances, 14' living room, refitted white bathroom suite and with the additional benefit of an allocated parking space in the secure gated underground car park plus further visitors parking available with two permits provided. Must be viewed.



Communal Entrance:

Accessed via secure entry phone system and leading into communal hallway with private front door into:

Entrance Hall:

Wood flooring, recessed storage cupboard, airing cupboard housing hot water cylinder, coving, electric storage heater with digital timer, entry phone hand set and doors to:

Living Room:

14'4 x 11'0 (4.37m x 3.35m) Dual UPVC double glazed windows to rear, electric storage heater with digital timer, wood flooring, coving and archway through to:

Kitchen:

8'1 x 7'9 (2.46m x 2.36m) UPVC double glazed window to rear, wood flooring, recessed spot lights, fitted with a range of base and wall units with contrasting work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, tiled splash backs, integrated washer dryer, fridge freezer, built in oven with separate ceramic hob and stainless steel extractor hood over.

Bedroom 1:

10'8 x 8'8 (3.25m x 2.64m) UPVC double glazed window to front, electric panel heater, coving, built in double wardrobe with mirror sliding doors.

Bedroom 2:

8'8 x 7'9 (2.64m x 2.36m) UPVC double glazed window to front, electric panel heater and coving.

Bathroom:

6'10 x 6'3 (2.08m x 1.91m) Extractor, recessed spot lights, heated towel rail, concealed cistern WC, wall mounted wash hand basin, p-shaped panel enclosed bath with side mixer tap and shower over with curved glass screen, tiled walls in suite area and shaver point.

Outside:

Central paved communal garden accessed via the communal hallway with raised brick planters and stairs leading down to:

Gated Underground Parking:

Secure gated underground parking with one allocated space plus two visitors permits which allow parking both inside the underground car park and the external visitors spaces.

Tenure:

Leasehold - 108 years remaining

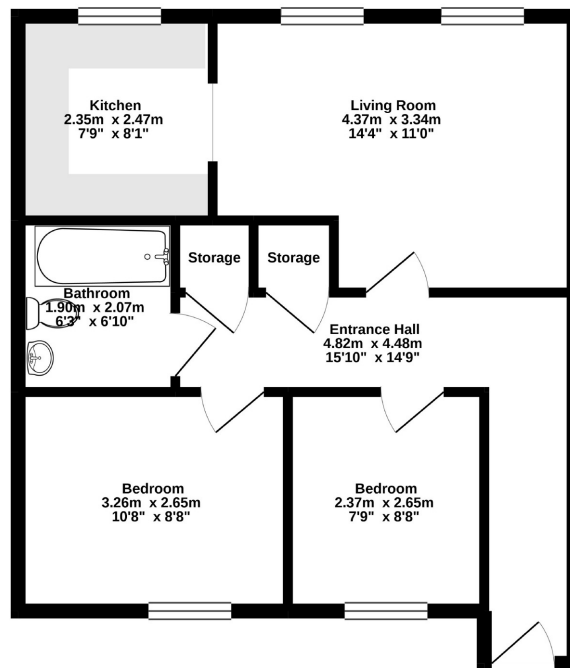
Service Charge - £1400 approx per annum to include buildings insurance, maintenance of communal areas, drainage and services

Ground Rent - £250 per annum





Ground Floor
49.0 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA: 49.0 sq.m. (528 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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	80	80
(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	

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