



Mill Road, Hertford, SG14 1SS



Welcome to Mill Road, Hertford

This larger-than-average bright and spacious one double bedroom ground floor apartment offers modern living with the added benefit of a private low-maintenance garden. Built just nine years ago, the property features an impressive open plan kitchen/living/dining area. Internally, the apartment includes a well-proportioned double bedroom with fitted wardrobes, a stylish and modern family bathroom, and a versatile additional double room which can be used as a study or dressing room. The property also provides ample built-in storage, making it practical as well as beautifully presented. Further benefits include double glazing, central heating, one allocated parking space and a long lease.



-Accommodation Overview-

Entrance Hall:

Large storage/utility cupboard housing washing machine, radiator.

Open Plan Lounge / Kitchen:

22' x 10' (6.71m x 3.05m)

Double glazed windows & door leading to own private patio garden, radiator.

Kitchen:

Fitted wall and floor units with work surface over, one and half bowl sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated dishwasher, spot lighting.

Bedroom One:

10' 3" x 8' 6" excluding wardrobes (3.12m x 2.59m excluding wardrobes)

Double glazed window to front aspect, fitted wardrobes, radiator.

Study / Dressing Room:

13' x 8' 2" (3.96m x 2.49m)

Storage cupboard, radiator.

Bathroom:

Three-piece suite comprising of bath with wall mounted shower over, wash hand basin with mixer tap over, WC, tiled floor and walls, chrome heated towel rail.

-Exterior-

Private Outside Space

Parking:

One allocated parking space.



view this property online williamhbrown.co.uk/Property/HFD108202

Welcome to Mill Road, Hertford

- Larger Than Average One DOUBLE Bedroom GROUND FLOOR Apartment
- Long Lease
- Ideal Location For Hertford Town & Hertford East Train Station
- Fitted Kitchen
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

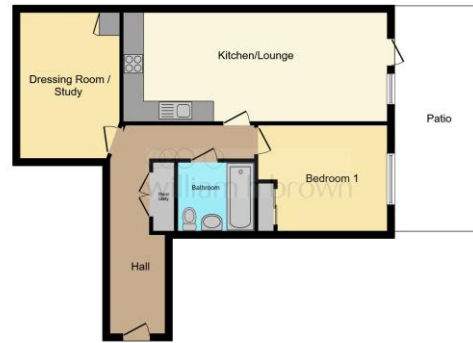
Council Tax Band: C

Service Charge: £2280.00 yearly

Ground Rent: £200.00 yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Offers in excess of

£312,500



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108202



Property Ref:
HFD108202 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk