

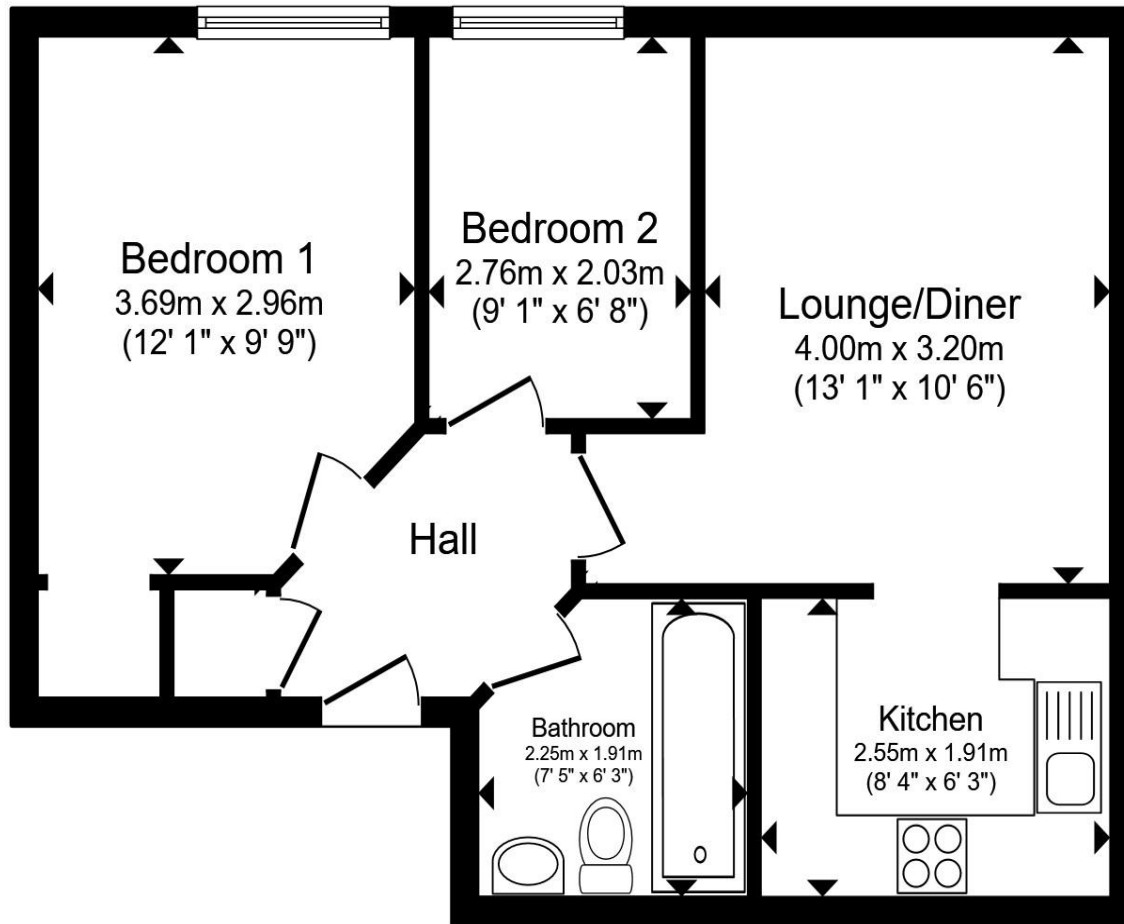


Sele Mill, North Road, Hertford, SG14 1LD

Welcome to Sele Mill, Hertford

A bright and spacious two double bedroom first floor apartment, ideally situated within this highly sought-after private gated development, Ideal location for Hertford town centre, Hertford North railway station, excellent local schools, and picturesque parks. The well-presented accommodation comprises two generous double bedrooms, a light and airy lounge/dining room, a modern fitted kitchen, and a recently refurbished family bathroom, offering comfortable and contemporary living throughout. Externally, the property benefits from lift access, one allocated parking space, additional visitor parking, and well-maintained communal gardens, set in a conservation area. This superb apartment combines a peaceful residential setting with excellent access to local amenities and transport links, providing the perfect balance of convenience and lifestyle.





-Accommodation Overview-

Communal Entrance

Lounge / Diner

Kitchen

Bedroom One

Bedroom Two

Bathroom

-Exterior-

Communal Gardens

Agent Note:

Please note there is a restriction on the title; on keeping boats, caravans or mobile homes on site and holiday home use. The service charge makes provision for a reserve fund and the maintenance of a shared amenity. Please note the property lies within a conservation area.

Total floor area 48.6 m² (523 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Sele Mill, Hertford

- Two Bedroom First Floor Apartment
- Secure Gated Development
- Ideal Location For Hertford North Train Station & Hertford Town Centre
- Allocated Parking
- Beautiful Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: £4998.90

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2002.

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

Guide Price

£290,000



view this property online [williamhbrown.co.uk/Property/HFD108336](https://www.williamhbrown.co.uk/Property/HFD108336)



Property Ref:
HFD108336 - 0001

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.



Please note the marker reflects the postcode not the actual property



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