



Arnold Close, HERTFORD, SG13 7ES

Welcome to Arnold Close, HERTFORD

A beautifully presented and generously proportioned TWO DOUBLE BEDROOM, TWO BATHROOM top floor apartment, ideally situated within a small and modern development, ideal location for both Hertford town centre and Ware town centre. A beautifully presented and generously proportioned two double bedroom, two bathroom top floor apartment, ideally situated within a small and modern development.



This contemporary home features a well-designed open-plan living, kitchen and dining area, flooded with natural light from multiple windows and offering direct access to a private balcony, perfect for relaxing or entertaining. The stylish fitted kitchen is equipped with a range of integrated appliances and provides ample storage and workspace.

The property offers two spacious double bedrooms, including a principal bedroom with a modern en-suite shower room. A separate contemporary family bathroom serves the second bedroom and guests.

Further benefits include excellent storage throughout, double glazing, gas central heating, allocated parking for two vehicles, and the advantage of a long lease.

An ideal purchase for first-time buyers, professionals, downsizers, or investors seeking a modern and conveniently located home.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

-Accommodation Overview-

Entrance Hall

Open Plan Living / Kitchen

19' 8" x 10' 8" (5.99m x 3.25m)

Bedroom One:

11' 10" x 10' (3.61m x 3.05m)

En-Suite Shower Room

Bedroom Two:

14' 6" x 9' 5" (4.42m x 2.87m)

Bathroom

-Exterior-

Parking



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Welcome to

Arnold Close, HERTFORD

- Two Bedroom, Two-Bathroom Top Floor Apartment
- Two DOUBLE Bedrooms
- En-Suite Shower Room & Family Bathroom
- Two Allocated Parking Spaces
- Open Plan Living Space & Fitted Kitchen

Tenure: Leasehold EPC Rating: B

Council Tax Band: C

Service Charge: 2009.44 – review date : TBC

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107732 - 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.



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