

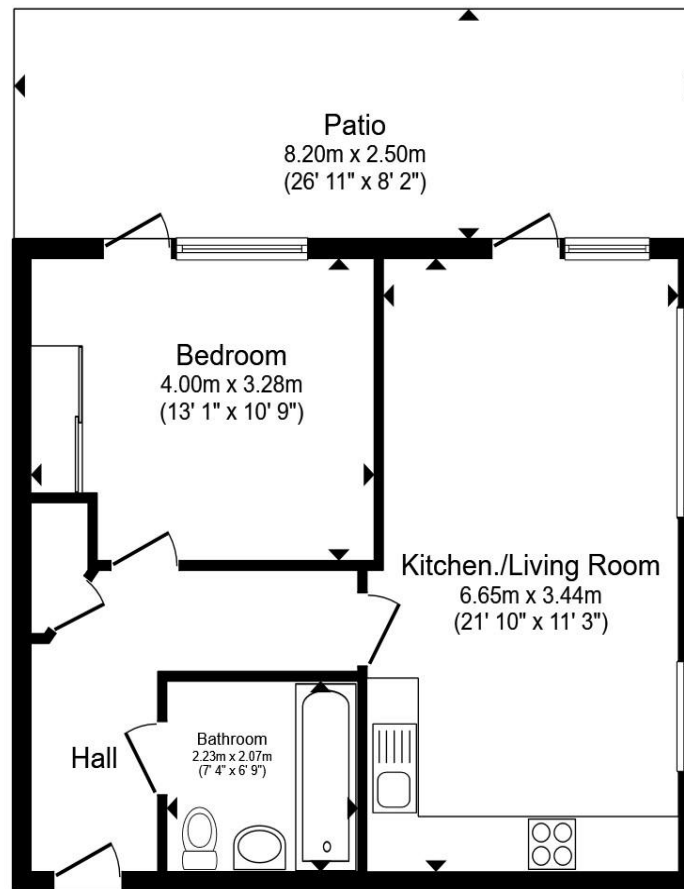


Mead Lane, Hertford, SG13 7GA

Welcome to Mead Lane, Hertford

From the moment you enter, the quality and attention to detail are immediately apparent. Finished to an excellent standard throughout, the apartment provides a wonderfully light and spacious interior, complemented by attractive wooden flooring and a sophisticated contemporary finish. The heart of the home is the impressive open-plan kitchen, dining and living room, creating a superb sociable space for both everyday living and entertaining. The stylish modern kitchen is fitted with a comprehensive range of integrated appliances and flows seamlessly into the generous living and dining area, creating a bright and versatile room with an excellent sense of space. The well-proportioned double bedroom provides a peaceful and comfortable retreat, with the added luxury of direct access onto the property's outstanding private space. The property further benefits from an allocated parking space positioned immediately outside the apartment, offering exceptional convenience and with the space conveniently visible from the living room. There is also secure bicycle storage within the underground car park.





Ground Floor

Total floor area 50.1 m² (540 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



-Accommodation Overview-

Shared Ownership:

This property is currently under shared ownership in conjunction with Sovereign Network Group (SNG) who have criteria for any purchase, the advertised price is for the sellers 65% share. £344.43 per month is paid to the Housing Association as rent for the retained share. Service Charge is £228.85 per month and there is no Ground Rent. Please call the branch to check eligibility criteria.

About Hertford:

The location is quite simply superb. Hertford East railway station is approximately a five-minute walk away, with an even quicker and more convenient route available via the underground car park. From here, direct rail services provide access to London Liverpool Street, making the property particularly appealing to commuters. Hertford's vibrant and historic town centre is also virtually on the doorstep, offering an excellent array of independent boutiques, supermarkets, cafés, restaurants, bars and everyday amenities - all within easy walking distance.

Agent Note:

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details. We have been unable to verify material information that relates to this property.

We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

welcome to Mead Lane, Hertford

- SHARED OWNERSHIP 65% SHARE - Please Call Agent To Check Eligibility
- An Outstanding Ground Floor Apartment Combining Modern Luxury With Exceptional Convenience
- Open-Plan Kitchen, Dining And Living Room
- Secure Bicycle Storage
- Close To Hertford East Train Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £2746.20 – review date: TBC

Ground Rent: 0

Rent: £344.42 per month – Review date: TBC

This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Feb 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Shared Ownership – 65% Share £175,500



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFD108445](https://www.williamhbrown.co.uk/Property/HFD108445)



Property Ref:
HFD108445 - 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.

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