



**Oliver
Minton**
Sales & Lettings

**9 Arnold Close, Ware Road,
Hertford
SG13 7ES**

Price Guide £340,000

An impeccably presented, well designed second floor apartment that offers an abundance of natural light, complemented by stylish decor throughout to include a recently laid herringbone, wood effect flooring and feature panelled walls, enhancing this contemporary home perfectly.

The property benefits from a long lease, with 996 years remaining, giving new owners peace of mind.

The main living space features a spacious, open plan living/dining kitchen, having the advantage of a good size balcony. Both bedrooms are of a generous size, with the principal bedroom having en-suite facilities. The property also benefits from gas central heating and Upvc double glazing.

The communal garden areas are beautifully maintained and there is the added convenience of designated parking for two cars in tandem, which is predominantly under cover.

Situated in a prime location, between the county town of Hertford and neighbouring market town of Ware, there is a choice of main-line stations within a short distance, together with a variety of independent shops, mainstream supermarkets, pubs/restaurants and leisure facilities in both towns.

There are also plenty of open, green spaces, scenic walks and cycling routes along the River Lee.



**Oliver
Minton**
Village & Rural Homes



**Oliver
Minton**
Village & Rural Homes

Accommodation

Communal entrance door with security entry system. Stairs rising to second floor. Apartment 9 can be found to the right hand side.

Apartment Door

Opening to spacious hallway. Double glazed window. Wall mounted security entry phone. Radiator. Large walk-in cloaks cupboard with plenty of space to hang coats and hide away shoes. Wall mounted gas fired boiler.

Open Plan Living/Dining/Kitchen Area 6.38m x 3.72m overall (20'11" x 12'2" overall)

Contemporary open plan living space. Attractive panelled wall with shelf and hidden wiring for a wall mounted television. Double doors opening to the balcony. Plenty of space for a dining table and chairs. Herringbone wood effect flooring throughout.



**Oliver
Minton**
Village & Rural Homes



Kitchen Area

Fitted with a range of high gloss wall and base units with complementary work surface over. Inset stainless steel sink and drainer. Tiling to splash-backs. Built-in electric oven/grill and four ring gas hob. Illuminated extractor over. Space for tall fridge/freezer. Integrated washing machine plus space and plumbing for dishwasher. Double glazed window.

Balcony

The balcony is big enough to allow space for outdoor seating.

Principal Bedroom 4.14m max x 2.82m (13'6" max x 9'3")

Double glazed window. Radiator. Door to:

En-Suite Shower Room

Fully tiled shower cubicle with glazed screen. Low level W.C Pedestal wash hand basin. Radiator. Extractor fan. Double glazed frosted window.

Bedroom Two 3.66m x 2.85m (12'0" x 9'4")

Double glazed window. Radiator.

Bathroom

Panel enclosed bath. Pedestal wash hand basin. Low level W.C Radiator. Tiling to splash-back areas.

Exterior

The apartment building sits within well maintained communal grounds that are interspersed with attractive planting and specimen trees.

Parking

There is allocating parking for two vehicles in tandem, which is predominantly under cover to the rear of the building.

Services

All mains services connected: Electricity, gas central heating to radiators, mains drainage and sewerage.

Communal Fibre Broadband provided by 'Fibre Nest'

Agents Note

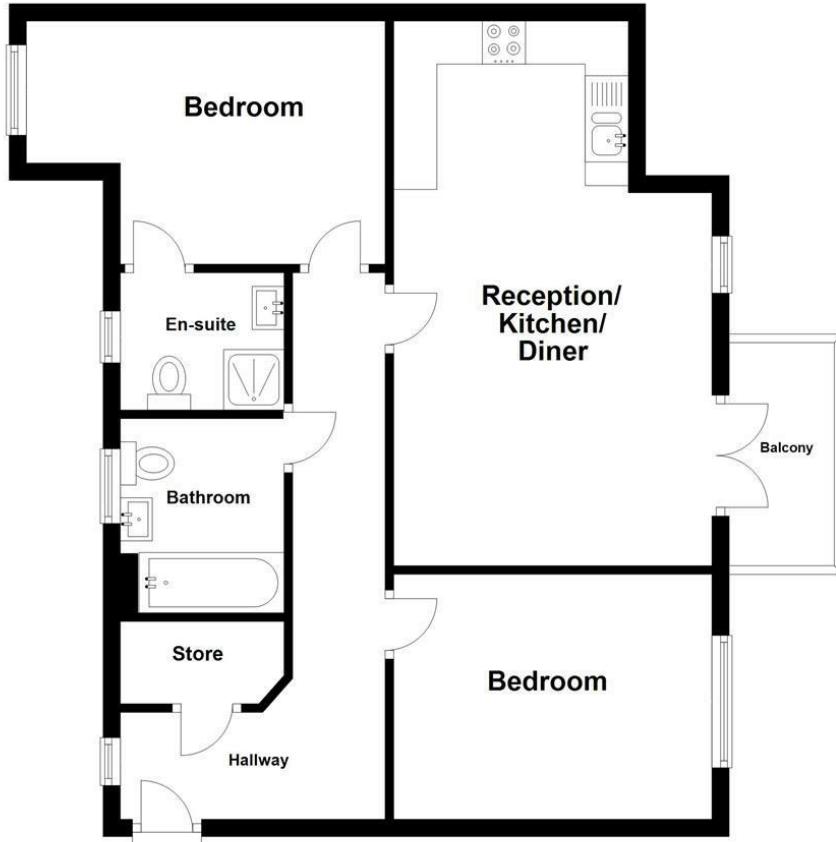
Length of Lease: 999 years from 2021. 996 years remaining.

Service Charges: £1417.33 per annum.
Ground rent £150.00 per annum.



Second Floor

Approx. 63.4 sq. metres (682.1 sq. feet)



Total area: approx. 63.4 sq. metres (682.1 sq. feet)

Arnold Close

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 412600. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Leasehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbotts, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-91) B		
(69-80) C		
(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	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.