



Bentley Road, SG14 2HL
Hertford





Kings
GROUP

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Kings Group are delighted to present this SPACIOUS TWO BEDROOM, GROUND FLOOR APARTMENT, BEING SOLD WITH A NEW EXTENDED LEASE ON COMPLETION !.

Step through the front door into the entrance hall, which forms the centre of this well-arranged ground floor apartment. Following the hallway to the left, you'll find Bedroom One – a comfortable and well-proportioned double room ideal as a main bedroom. Returning to the hall, to the right leads you into the spacious lounge, filled with natural light and offering ample room for everyday living and relaxing. From here, bearing to the left, the layout opens towards the kitchen, bathroom, and Bedroom Two. The kitchen is neatly positioned and well designed for practical day-to-day use, while the bathroom and second bedroom sit close by, creating a thoughtful and convenient layout for residents and guests alike.

Externally, the property benefits from well-tended communal gardens and an abundance of parking to the front. The apartment will be sold with a newly extended lease on completion, making it an attractive opportunity for both homeowners and investors.

£250,000



- **TWO BEDROOM GROUND FLOOR APARTMENT**
- **IDEAL FOR FIRST TIME BUYERS**
- **COMMUNAL GARDENS**
- **ENTRY PHONE SYSTEM**
- **EASY ACCESS TO HERTFORD NORTH STATION**

Location

Nestled in a peaceful residential area, Bentley Road enjoys an enviable position within a well-established Hertford neighbourhood. This quiet close offers a strong sense of community while being just a short drive or walk from a wealth of local amenities, transport links, and green spaces. Local green spaces are abundant: nearby Hartham Common offers riverside walks, sports facilities, playgrounds, and a peaceful natural setting. The area around Bentley Road combines suburban tranquillity with the vibrancy of Hertford's town centre, where you'll find boutique shops, cafés, weekly markets and a rich historic heritage. Hertford Castle and other heritage landmarks contribute to the town's sense of history and identity.

Travel Links

The property benefits from excellent rail accessibility: Hertford North station is within easy reach, providing regular commuter services to London Moorgate and King's Cross. The Hertford Loop line enhances connectivity and versatility for rail travel. For drivers, the town is well-connected via the A10 and nearby major routes, and the M25, A1(M) and other key arteries are accessible for regional travel.

Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition to the above that Bentley Road offers, you also have some of the areas most sought after and popular schools such as Hertford St Andrew Church of England Primary School, Hollybush Primary School, Hertingfordbury Cowper Primary School, The Sele School, Simon Balle School and Richard Hale School.

Additional Information

- **LEASEHOLD**
- **NEW EXTENDED LEASE ON COMPLETION**
- **TWO SPACIOUS BEDROOMS**
- **CLOSE TO POPULAR SCHOOLS**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Low
 Lease - Approx 85 Years Remaining - Will be extended on completion

Service Charge - £960 Per Annum - Approx

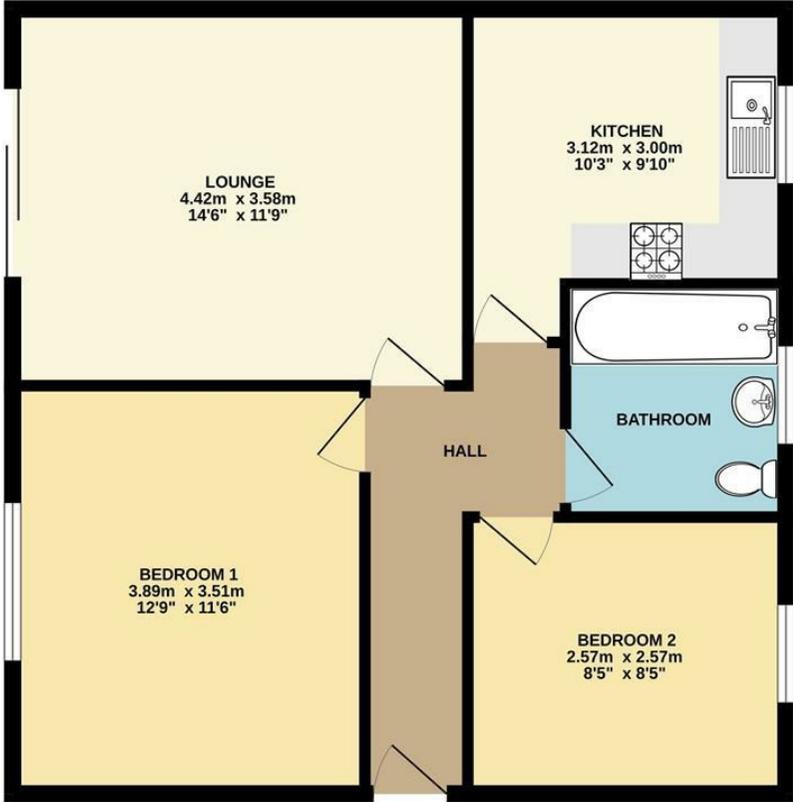
Ground Rent - £10 Per Annum - Approx

EPC - Awaiting up to date EPC Rating



GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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