



Cecil Road, SG13 8HS
Hertford





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Cecil Road, SG13 8HS

Kings group are DELIGHTED to bring to market this ONE BEDROOM TOP FLOOR FLAT for sale within the POPULAR SG13 AREA.

The property is comprised of a great sized Kitchen, a naturally bright Lounge. Complimented within the Kitchen is space for a Fridge Freezer, Oven and a Washing Machine. The bedroom is of a good size and is accompanied with a built in wardrobe, and the practical bathroom can be found adjacent to the bedroom. The property also has ample storage cupboards with the largest being outside the property, next to the front door.

Cecil Road offers a new owner massive pros with the property being located just 1.21 miles from Hertford North Railway Station and 1.3 miles from Hertford East Railway Station, access into London via public transport is very easy. The property also benefits from being a 4 minute drive from Hertford's Town Centre which offers an abundance of supermarkets, banks, restaurants and other high street shops.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£185,000



- ONE BEDROOM TOP FLOOR FLAT
- GOOD SIZE KITCHEN
- INTERNALLY BRIGHT
- 4 MINUTE DRIVE TO HERTFORD TOWN CENTRE
- COUNCIL TAX BAND B

- LEASEHOLD
- LARGE STORAGE CUPBOARD AT ENTRANCE OF PROPERTY
- CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS
- 1.2 MILES TO HERTFORD NORTH TRAIN STATION AND 1.3 MILES FROM HERTFORD EAST TRAIN STATION
- EPC RATING D

Entrance Hall 11'19 x 6'03 (3.35m x 1.91m)

Laminate flooring, Smoke alarm, Power points, Airing Cupboard

Bathroom 9'90 x 4'85 (2.74m x 1.22m)

Double glazed opaque window at front aspect, Single radiator, Extractor fan, Panel enclosed bath with shower attached, Wash basin with vanity unit under, Low level WC, Part tiled walls

Lounge 11'61 x 11'66 (3.35m x 3.35m)

Double glazed window at rear aspect, Double radiator, Laminate flooring, Phone point, TV aerial point, Power points, Spotlights

Kitchen 8'59 x 10'18 (2.44m x 3.05m)

Double glazed window at front aspect, Double radiator, Laminate flooring, Tiled splash backs, Space for cooker, Drainer unit sink, Space for fridge freezer, Plumbing for washing machine, Spotlights, Power points

Bedroom 11'61 x 8'22 (3.35m x 2.44m)

Double glazed window at rear aspect, Double radiator, Laminate flooring, Built in wardrobe, Power points

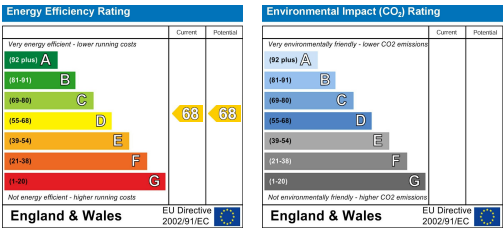
Lease

Lease Length : 88 Years

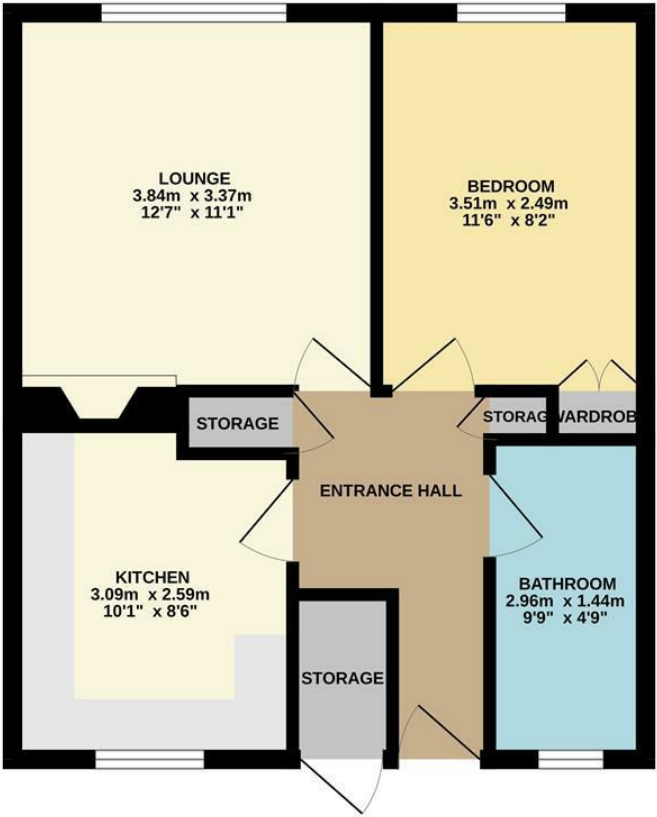
Service Charge : £1680 Per Year

Ground Rent : £10 Per Year



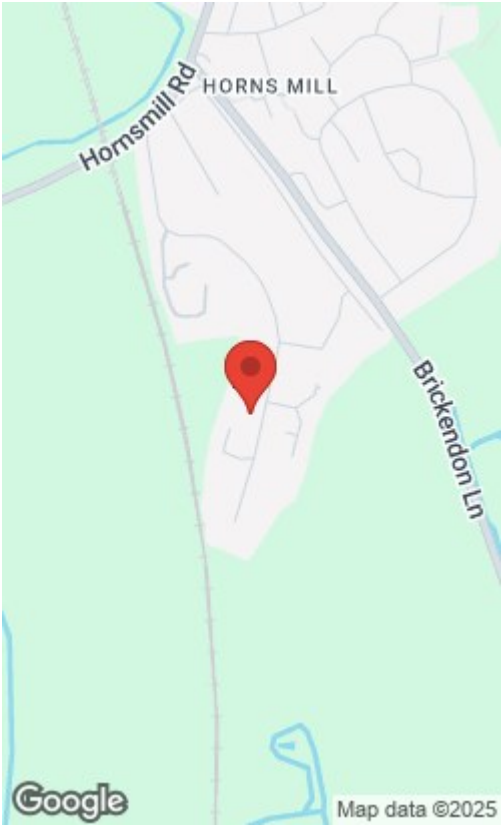


GROUND FLOOR
40.0 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 40.0 sq.m. (430 sq.ft.) approx.

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.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

