
Pegs Lane, SG13 8EB
Hertford
kings
GROUP



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Kings Group are delighted to present this SPACIOUS TWO BEDROOM APARTMENT, located in a sought after Hertford location.

A well-presented two-bedroom apartment in good condition throughout, offering spacious and versatile accommodation. The property benefits from an allocated parking space, access to a shared courtyard and a convenient location close to Hertford East Station and local schools.

The accommodation comprises a welcoming entrance hall, a generous living room, a separate fitted kitchen, two well-proportioned bedrooms, an en-suite shower room to the principal bedroom and a separate family bathroom.

The spacious living room provides an ideal setting for relaxing or entertaining, while the separate kitchen offers a practical and functional space for everyday living. Both bedrooms provide comfortable accommodation, with the principal bedroom benefiting from its own en-suite facilities.

Externally, the property benefits from one allocated parking space and access to a shared courtyard. The location is particularly convenient, with Hertford East Station nearby, providing rail connections for commuters, as well as local schools and everyday amenities within easy reach.

This property would make an ideal purchase for first-time buyers, professionals, small families or investors alike.

£270,000









- TWO BEDROOM APARTMNET
- IDEAL FOR FIRST TIME BUYERS
- ALLOCATED PARKING
- 102 YEARS REMAINING ON LEASE
- TWO DOUBLE BEDROOMS
- LEASEHOLD
- FAMILY BATHROOM AND EN-SUITE TO MASTER BEDROOM
- CLOSE TO HERTFORD EAST TRAIN STATION STATION
- SHARED COURTYARD
- WALKING DISTANCE INTO TOWN

Location

Situated within a sought-after residential development, Pimlico Court enjoys an excellent location in the historic market town of Hertford, offering the perfect balance of peaceful surroundings, convenient transport links and easy access to local amenities. The property is ideally positioned within walking distance of Hertford town centre, which offers an excellent selection of independent boutiques, high street shops, supermarkets, cafés, restaurants and traditional pubs. For those who enjoy the outdoors, the property is conveniently located close to Hartham Common and the picturesque River Lea, offering beautiful riverside walks, open green spaces and recreational facilities.

Travel Links

For commuters, Hertford East Railway Station is approximately 0.6 miles away, providing direct rail services towards London Liverpool Street, whilst Hertford North Station offers an alternative route towards London Moorgate. The area also benefits from convenient road connections via the A10 and A414, providing access to surrounding towns and major motorway networks.

Local Schools

Families are well catered for, with a selection of schools nearby, including Wheatcroft Primary School, Abel Smith School, Simon Balle All-Through School and Richard Hale School.

Additional Inofrmation

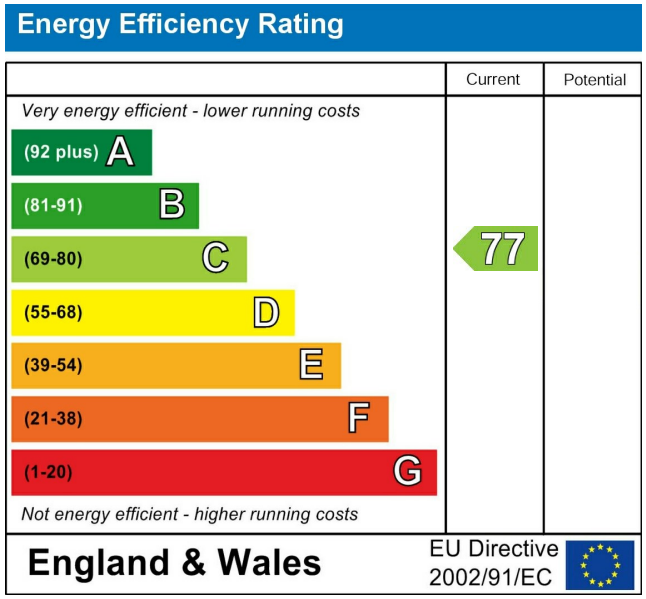
Council Tax Band - D
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: High, Surface Water: Low
Lease - Approx 102 Years Remaining
Service Charge - Approx - £1455
Ground Rent - £125 every 6 months



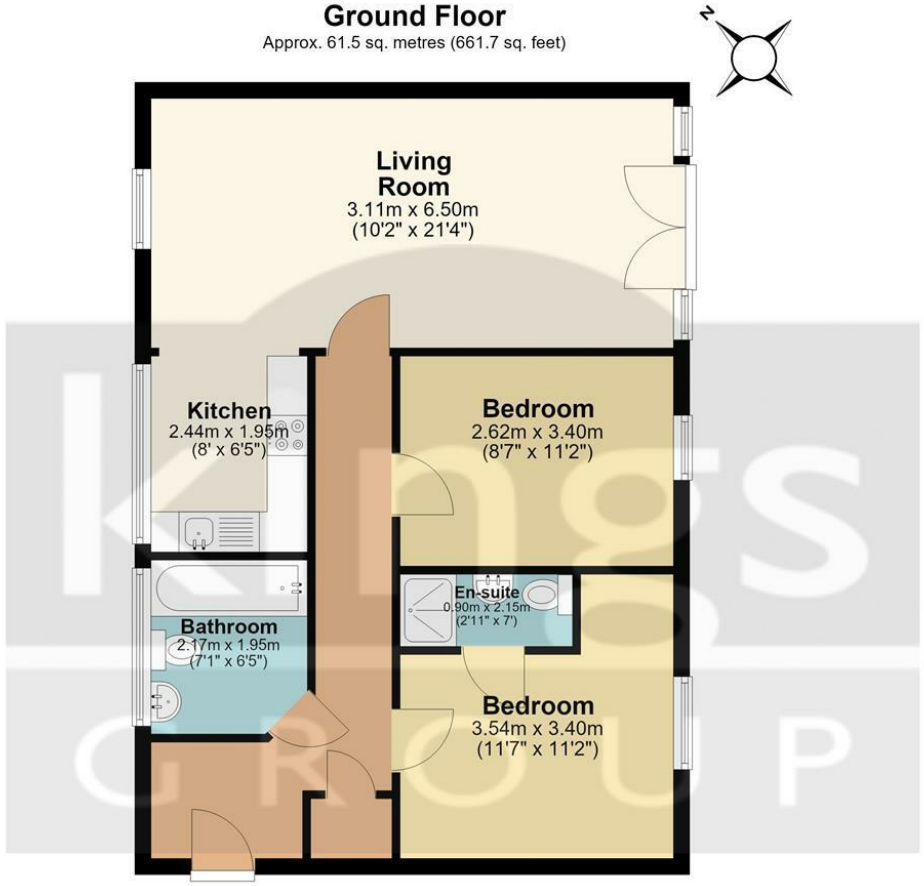












Total area: approx. 61.5 sq. metres (661.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Pimlico Court

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