



Newland Gardens, SG13 7WN
Hertford





Newland Gardens, SG13 7WN

Kings Group Hertford are delighted to present this beautiful and spacious, top floor TWO BEDROOM APARTMENT on a CHAIN FREE BASIS.

Located within close proximity of Hertford town & only 0.4 miles to Hertford North train station.

The property boasts a long list of benefits including an on site gym, gated resident parking, well maintained grounds & a lift. Being close to Hertford town the property is not shy of local facilities/amenities such as local pubs, bars, restaurants & shops making the home ideal for anyone with an active lifestyle!

The property itself consists of; a welcoming entrance hallway, spacious lounge/diner leading to the south-west facing balcony, practical kitchen with integrated fridge/freezer, a grand master bedroom with built-in wardrobes & a high specification en-suite, second double bedroom with Jack & Jill access to the family bathroom.

Lease Length: 978 Years

Service Charge: £2880.96 Per Annum

Ground Rent: £270 Per Annum

Call us today to arrange a viewing.

£324,995



- ****CHAIN FREE****
- En-Suite To Master
- 0.4 Miles To Hertford East Station.
- Disability Access via a lift.
- Loft Space

- Long Lease Length- 978 Years
- Private Resident's Gym
- Permitted Parking
- Beautiful Grounds
- Service Charge and Ground Rent Below

Entrance Hall

Lounge 12'66 x 16'11 (3.66m x 5.16m)

Kitchen 5'63 x 8'29 (1.52m x 2.44m)

Bedroom 1 14'49 x 10'10 (4.27m x 3.30m)

En-Suite 6.66 x 5'30 (1.83m.20.12m x 1.52m)

Bedroom 2 9'54 x 11'37 (2.74m x 3.35m)

Family Bathroom 6'83 x 6'23 (1.83m x 1.83m)

Balcony





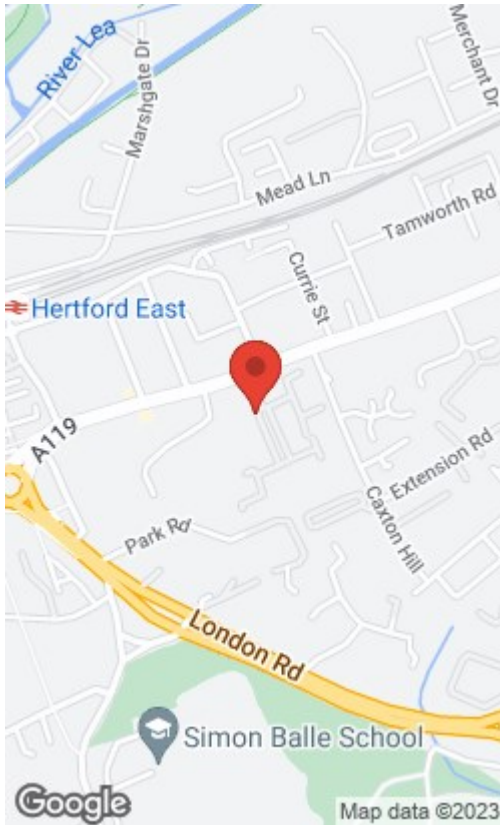
kings
GROUP





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	68		78
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(29-54) E</small> <small>(1-16) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(29-54) E</small> <small>(1-16) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

GROUND FLOOR



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.
Made with MetroPix ©2022

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

