

Stants View, SG13 7FY
Hertford

kings
GROUP



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Kings Group are delighted to present this SPACIOUS AND MODERN, TWO BEDROOM APARTMENT, located in a sought after gated development.

Situated within a sought-after gated development, this beautifully presented two-bedroom apartment offers spacious, modern living accommodation, complemented by allocated parking, ample visitor parking and a secure entry phone system. Upon entering the property, you are welcomed into a spacious entrance hallway providing access to all rooms. Immediately to the right is the second bedroom, a generously sized double room offering plenty of space for bedroom furniture, whilst also providing the flexibility to be used as a home office or guest bedroom.

Continuing along the hallway, to the right is the modern family bathroom, finished in a contemporary style. Further along to the left is the impressive master bedroom, a well-proportioned double room benefiting from its own private en-suite shower room, adding an extra touch of comfort and convenience.

At the end of the hallway, the property opens into a bright and spacious open-plan lounge and kitchen, creating the perfect setting for both relaxing and entertaining. The living area offers ample space for comfortable seating and dining furniture, whilst the kitchen provides a practical and stylish space for everyday cooking, making this the true heart of the home.

Externally, the apartment is positioned within a secure gated development, offering residents added privacy and peace of mind. The property further benefits from allocated parking, ample visitor parking and a secure entry phone system. With an impressive 135-year lease, secure surroundings and modern living accommodation throughout, this fantastic apartment is an ideal purchase for first-time buyers, professionals or investors alike.

Offers In Excess Of £300,000









- TWO BEDROOM APARTMNET
- IDEAL FOR FIRST TIME BUYERS
- GATED DEVELOPMENT
- CLOSE TO HERTFORD EAST STATION
- 135 YEAR LEASE REMAINING
- LEASEHOLD
- FAMILY BATHROOM AND EN-SUITE TO MASTER BEDROOM
- ALLOCATED PARKING
- AMPLE VISITOR PARKING
- CLOSE TO POPULAR SCHOOLS

Location

Situated within a sought-after residential development, Stants View 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 Information

Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: High, Surface Water: Low
Lease - Approx 135 Years Remaining
Service Charge - £2846 (Approx)
Ground Rent - £200 (Approx)









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



Ground Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



Total area: approx. 63.4 sq. metres (682.7 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.

Stants View

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