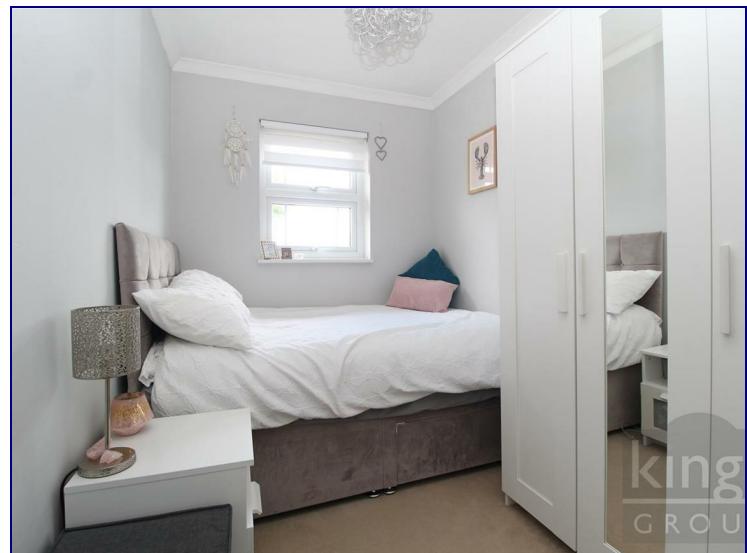
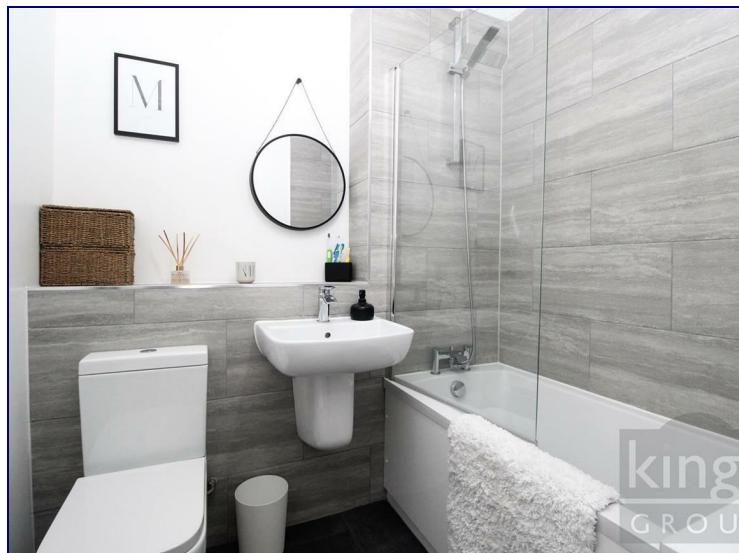


Nags Head Close, Hertford, SG13 7FJ



£1,300 Per Month

Available now!

Nags Head Close is in a close proximity to some of the areas most sought after and popular schools, such as Presdales School (0.73 miles), The Chauncy School (0.8 miles) and Simon Balle All-Through School (1.23 miles) as well as walking distance to two train stations with both Ware Rail Station and Hertford East Rail Station being under one mile away there is a direct link into London in under 40 minutes.

In addition to the above local shops and amenities are also close by with Hertford's Town Centre being under one mile away there is a wide choice of supermarkets, banks, coffee shops, restaurants, gyms and other high street shops to choose from. Alternatively there is the other option to travel into Ware town Centre which is also under one mile sway and offers the same amenities and shops.

Communal Hallway

Accessed via secure entry phone system with stairs to first floor and private front door

Leasehold with a SHARE OF

FREEHOLD

Lease - 99 Years

Service Charge - £1440 per annum

Ground Rent - N/A

Entrance Hall

Entry phone handset, radiator, access to loft space, recessed storage cupboard, carpet flooring.

Lounge / Diner

20'2 x 10 (6.15m x 3.05m)

UPVC double glazed box bay window to front with views over the meads, carpet flooring, power, TV and telephone points.

Kitchen

6'4 x 10 (1.93m x 3.05m)

UPVC double glazed window to side, range fi wall and base unites with worktop surfaces, stainless steel sink and drainer, plumbed for washing machine, eclectic oven and hob, chimney style extractor fan, space for fridge/freezer, power points and lino flooring.

Bedroom One

11'9 x 10 (3.58m x 3.05m)

UPVC double glazed window to front, single radiator, carpet flooring, power points.

Bedroom Two

11'9 x 6'5 (3.58m x 1.96m)

UPVC double glazed window to front, single radiator, carpet flooring, power points.

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Three piece bathroom suite comprising of panel enclosed bath with shower attachments, low level WC and wall mounted hand wash basin, extractor fan, heated towel rail, part tiled walls and lino flooring.

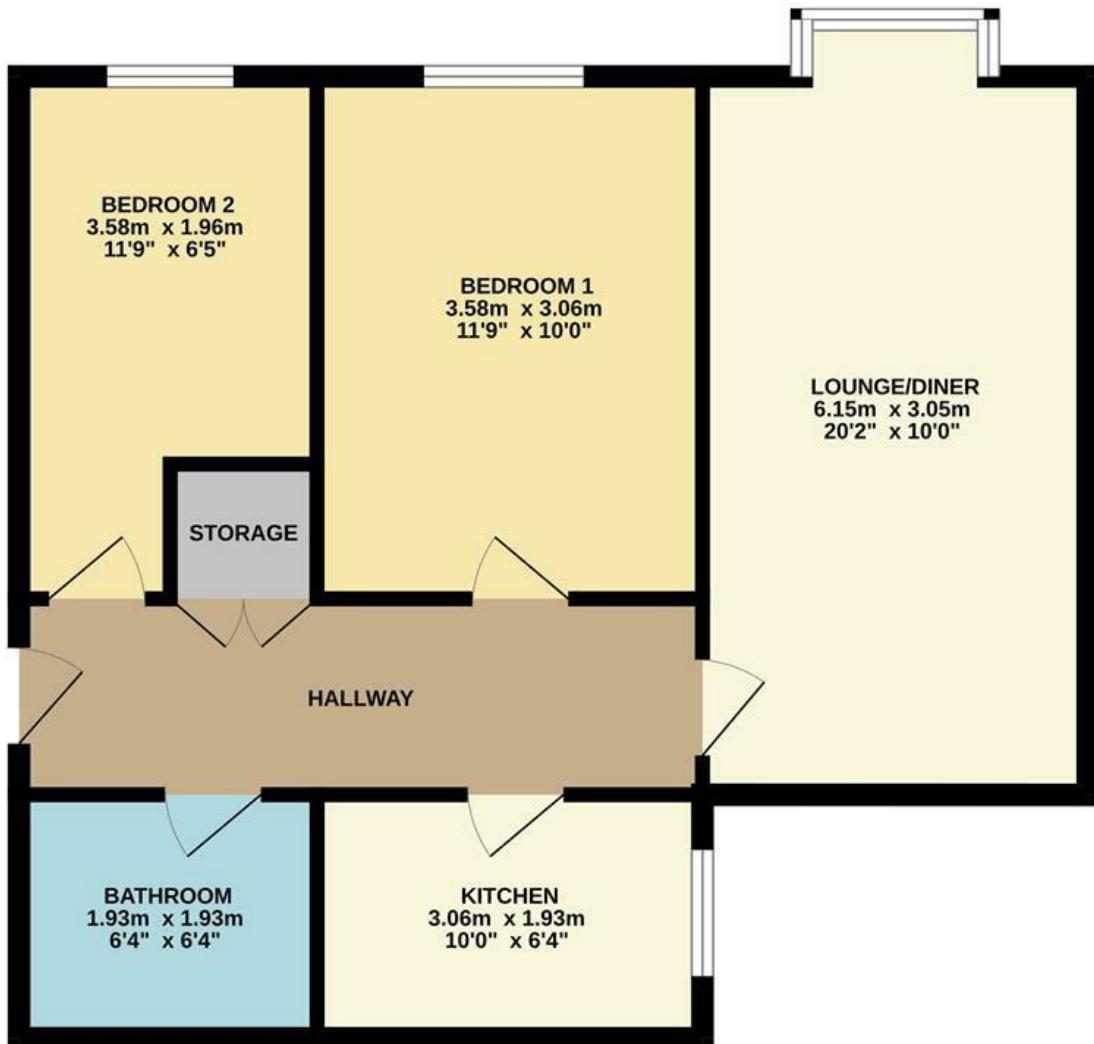
Parking

Located to the rear of the property with generous residents parking available via a residents permit scheme.

Lease / Charges



GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.



TOTAL FLOOR AREA : 51.1 sq.m. (550 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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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	

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



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