



Halleys Ridge, SG14 2TQ
Hertford



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Available March!

One bedroom maisonette located just moments from Hertford North Railway Station! With masses of non restriction parking located directly at the front of the property this maisonette would be perfect for a single or couple occupants who look to commute!

Internally the property is in exceptionally good order throughout, boasting its large double bedroom with wardrobes, contemporary style bathroom and spacious living area with a modern kitchen fitted with white goods! Bedroom has just had brand new carpets fitted!

Enquire today to book into our open day for viewing OR we do have a video viewing immediately available.

£1,195 Per Month



- **AVAILABLE 24th March but can be available sooner!**
- **Brand new carpet fitted in bedroom**
- **Excellent decorative order**
- **Video viewing available**

- **Short walk to Hertford North Station**
- **Council tax band C**
- **Easy A10 access**
- **EPC Rating C**

LIVING AREA 15'1 x 10'10 (4.60m x 3.30m)

KITCHEN 9'6 x 5'10 (2.90m x 1.78m)

BEDROOM 11'5 x 9'10 (3.48m x 3.00m)

BATHROOM 6'5 x 5'0 (1.96m x 1.52m)





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
75	77		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	(82 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(39-54) E	(39-54) E		
(21-38) F	(21-38) F		
(1-20) G	(1-20) G		

Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC



Bathroom
6'5" x 5'0"
(1.95 x 1.53)



Illustration for identification purposes only, measurements are approximate, not to scale.

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.

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