goodmove



28 Fallow Rise, Hertford, SG13 7NL
Offers in excess of £270,000

No Onward Chain

Good Move are delighted to present this two-bedroom first-floor apartment, ideally situated within this sought-after development, just a short walk from Hertford East mainline station and the vibrant town centre.

The well-presented accommodation comprises a bright and spacious lounge/diner featuring an attractive bay window overlooking the development, a fitted kitchen with a window and space for appliances, two well-proportioned bedrooms and a bathroom.

Externally, the development benefits from well-maintained communal grounds, with the apartment further benefiting from an allocated parking space and ample visitor parking.

The property is ideally positioned within the popular market town of Hertford, offering a convenient setting with a variety of local amenities close by. Hertford town centre is within easy reach, providing an excellent selection of independent shops, supermarkets, cafés, restaurants and traditional pubs. For commuters, Hertford East railway station is approximately a 10-minute walk away, offering direct services into London Liverpool Street.







Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

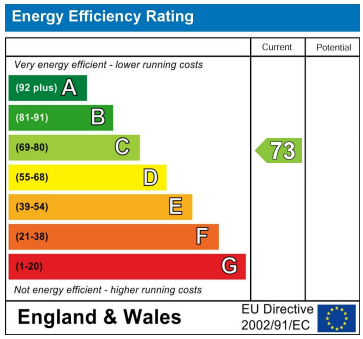
Section 21

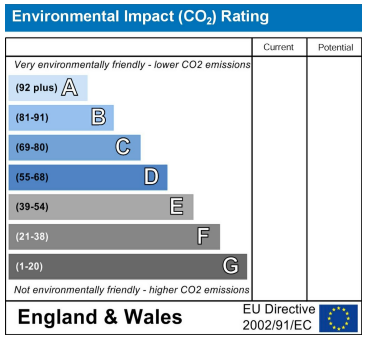
Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Leasehold Information

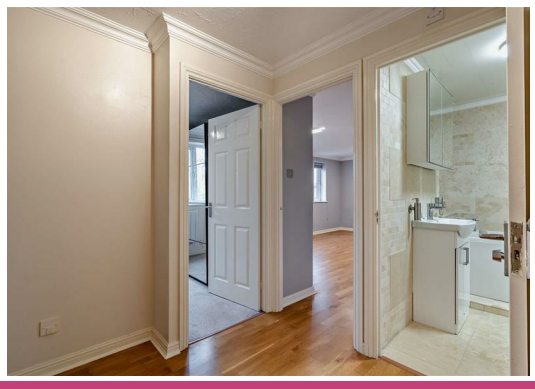
155 years remaining on the lease
Ground rent: £0 per annum
Maintenance charge: £1823.99 per annum

This information is provided by the vendor and should be verified during the conveyancing process.











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