

shepherds

A better home  
moving experience



15 The Spinney

Hertford, SG13 7JR

Price Guide £250,000



## 15 The Spinney

Hertford, SG13 7JR

**BEST LOCATION and OUTLOOK** for this stylish One-Bedroom Flat in Scandinavian-Inspired Development with Exceptional Facilities and with **BALCONY and GARAGE**.

Set within a unique purpose-built Scandinavian-style development, this spacious one double bedroom second-floor flat offers stylish living in a community-focused environment. The property boasts a bright and airy living room with stunning elevated views from **OWN BALCONY** across the development and beyond, perfectly complementing the contemporary refitted kitchen designed for modern living.

Residents enjoy exclusive access to a wide array of on-site amenities including an outdoor swimming pool with BBQ area, squash courts, table tennis, a pool table, a well-equipped gym, and a communal laundry room—ideal for a relaxed and sociable lifestyle.

Additional benefits include a **GARAGE** en-bloc located nearby, a share of the freehold with a long lease of approximately 947 years remaining, and the property is offered to the market **CHAIN FREE**, making it an attractive option for both homeowners and investors.

This is a rare opportunity to enjoy a unique blend of contemporary living and resort-style facilities in a tranquil, well-maintained setting.



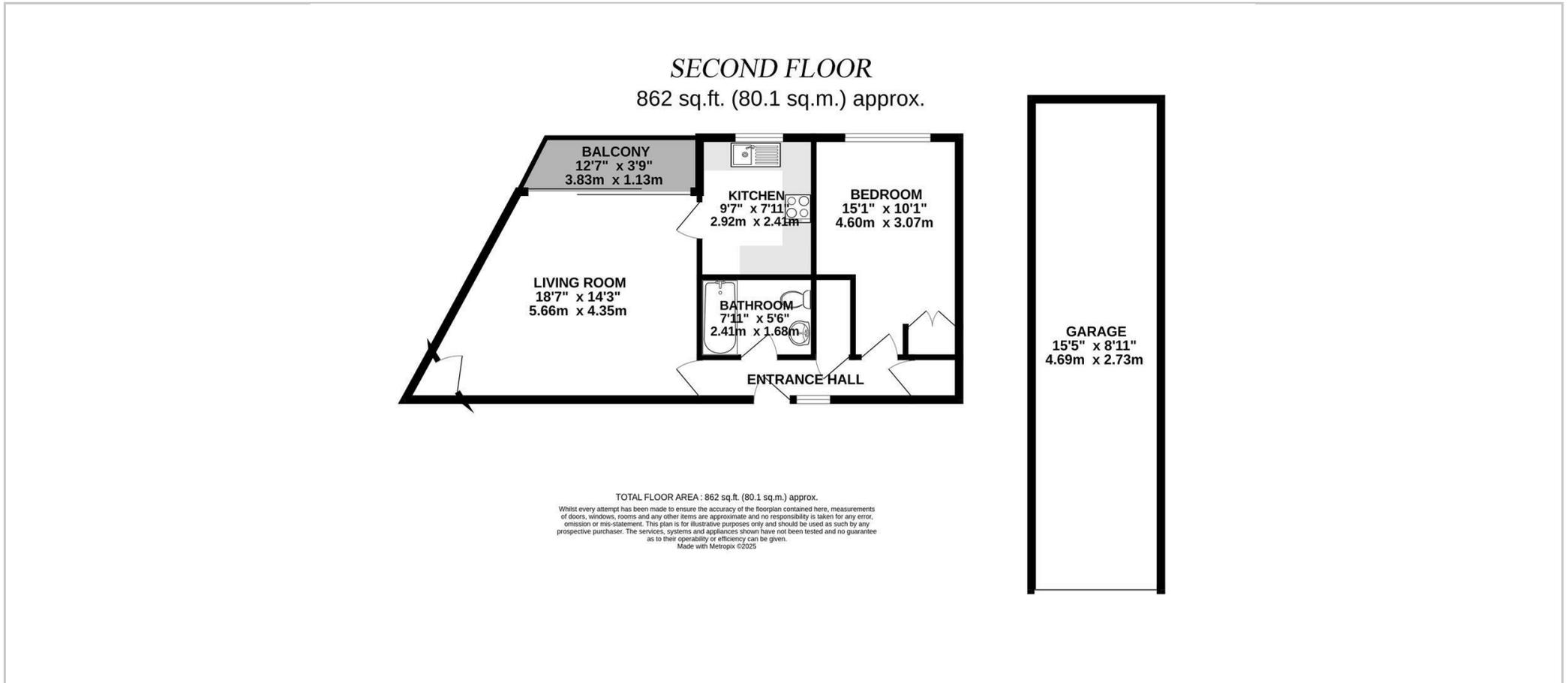


- One double bedroom second floor flat
- OFFERED CHAIN FREE
- Sought after purpose built Scandinavian style development on the east side of Hertford
- Walking distance to Hertford East station and town centre
- Private balcony with views over the development and beyond
- Share of Freehold with a lease of 947 years remaining
- Garage en-bloc
- Residents only outdoor swimming pool with BBQ area
- Residents laundry room and leisure centre with pool table, squash courts, gym area and table tennis.

Tenure  
Leasehold - 947 years remaining  
Service Charge - £2,500 per annum  
Ground Rent - £280 per annum



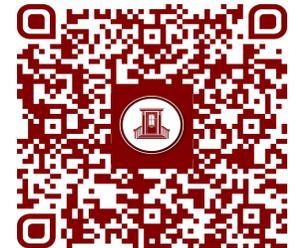
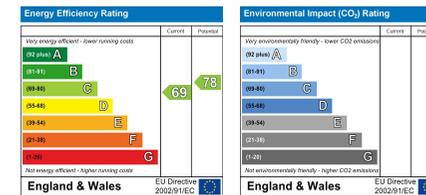
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk