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12 Nags Head Close

Hertford, SG13 7FJ

Price Guide £250,000



## 12 Nags Head Close

Hertford, SG13 7FJ

Located on the east side of Hertford, this delightful two-bedroom ground floor flat offers a harmonious blend of comfort and convenience. Perfectly positioned equidistant from both Hertford and Ware, this property ensures easy access to a trio of mainline train stations, making it an ideal choice for commuters and those seeking the vibrancy of town life.

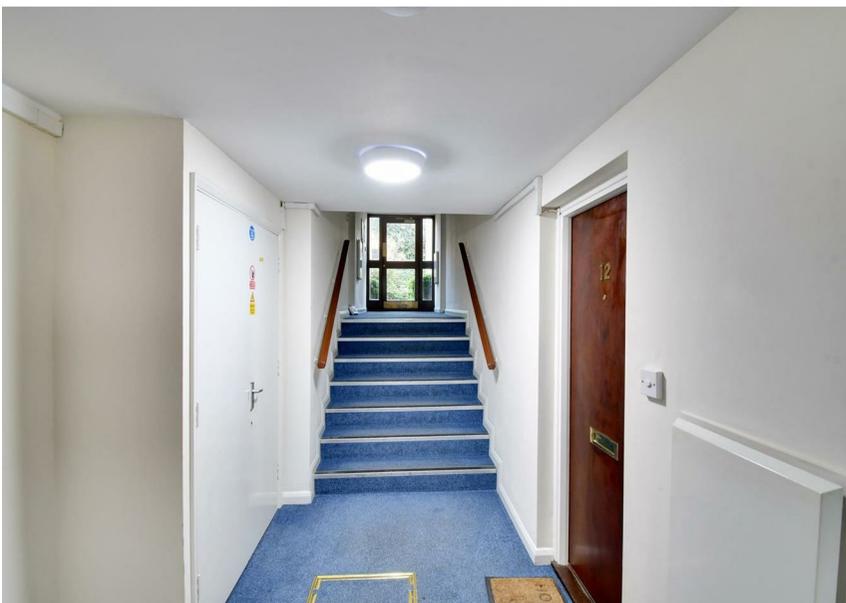
Step inside to discover a spacious 17' lounge/diner, a versatile space that invites relaxation and entertaining alike. Adjoining this is a refitted contemporary style kitchen, thoughtfully designed to cater to modern culinary needs with sleek finishes and ample storage.

The property further boasts a modern bathroom, exuding a sense of luxury and functionality, ensuring your daily routines are met with ease and style. With a lease offering 98 years remaining, this flat presents a secure and long-term investment in a sought-after area.

Outside, the development offers casual residents parking to the rear, providing convenience and peace of mind. The location is a true highlight, offering the best of both worlds with the serene surroundings of Hertford and the bustling amenities of Ware just a short distance away.

This charming flat is more than just a home; it's a gateway to a lifestyle of ease and accessibility. Whether you're a first-time buyer, downsizer, or investor, this property promises to meet your needs with its superb location and well-appointed interiors. Don't miss the opportunity to make this delightful flat your own. Viewing is highly recommended to fully appreciate all that this property has to offer.





- Two bedroom ground floor flat
- Situated on the east side of Hertford
- Refitted contemporary style kitchen
- Spacious 17 lounge/diner
- Modern refitted bathroom
- Residents parking available

**Communal Entrance Hall:**

**Entrance Hall:**

**Kitchen:**

9'2" x 6'5" (2.79 x 1.96)

**Lounge/Diner:**

17'10" x 9'10" (5.44 x 3.00)

**Bedroom 1:**

11'2" x 9'1" (3.40 x 2.77)

**Bedroom 2:**

9'0" x 6'6" (2.74 x 1.98)

**Bathroom:**

6'5" x 5'6" (1.96 x 1.68)

**Parking:**

Casual residents parking area located to the rear of the development.

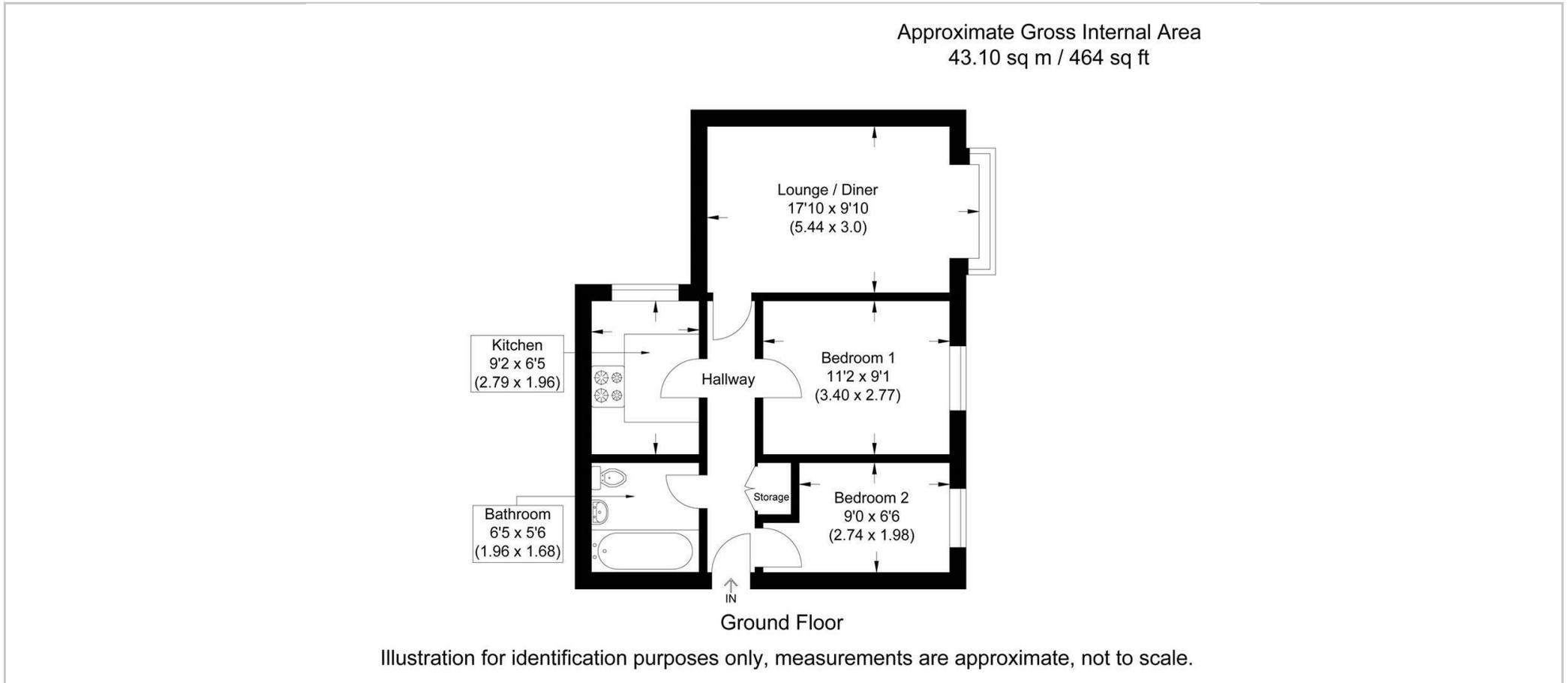
**Tenure:**

Leasehold - 125 years from 1998

Service Charge: £1419.69 per annum

Ground Rent: £50 per annum

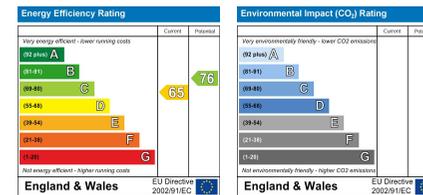
## Floor Plan



## 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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