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A better home  
moving experience



80 Newland Gardens

Hertford, SG13 7WX

Price Guide £315,000





## 80 Newland Gardens

Hertford, SG13 7WX

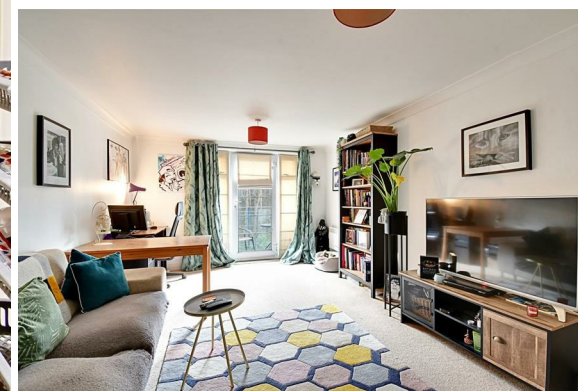
**SOLD BY SHEPHERDS - OFFERED CHAIN FREE!** Discover the epitome of modern living with this two double bedroom, second-floor apartment with lift access, offered to the market chain-free. Nestled in a prime location, this residence promises a lifestyle of convenience and comfort, with easy access to Hertford East train station and the vibrant town centre.

Step inside to find a spacious living room that seamlessly extends to a private balcony, perfect for enjoying your morning coffee or unwinding with a glass of wine as the sun sets. The master bedroom is a true sanctuary, featuring a generous dressing area and en-suite. A well-appointed main bathroom caters to guests and residents alike, ensuring every comfort is met.

The property also boasts an allocated parking space in a secure, gated underground car park, providing peace of mind and convenience. With a lease boasting an impressive 975 years remaining, this property is a sound investment for the future.

Residents are also treated to exclusive amenities, including a gym complete with changing facilities, ensuring your fitness routine is just a few steps away. Whether you're a professional seeking a commuter-friendly base or someone looking to downsize without compromising on quality, this apartment offers the perfect blend of style and practicality.

Don't miss the opportunity to make this modern apartment your new home. Experience the best of Hertford living and arrange a viewing today.







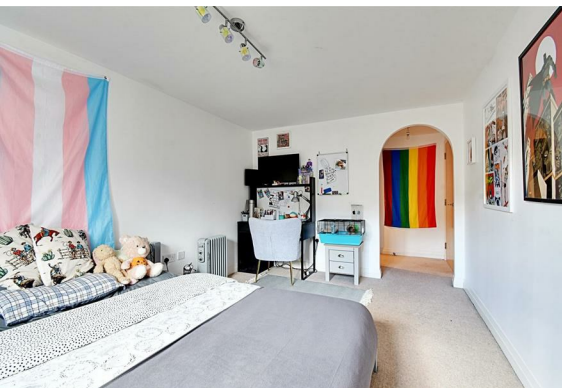
- Two double bedroom second floor apartment
- OFFERED CHAIN FREE
- Spacious living room with private balcony
- Master bedroom with dressing area and en-suite
- Main bathroom
- Allocated underground parking space
- Residents only gymnasium and changing rooms
- Lease with 975 years remaining

Tenure

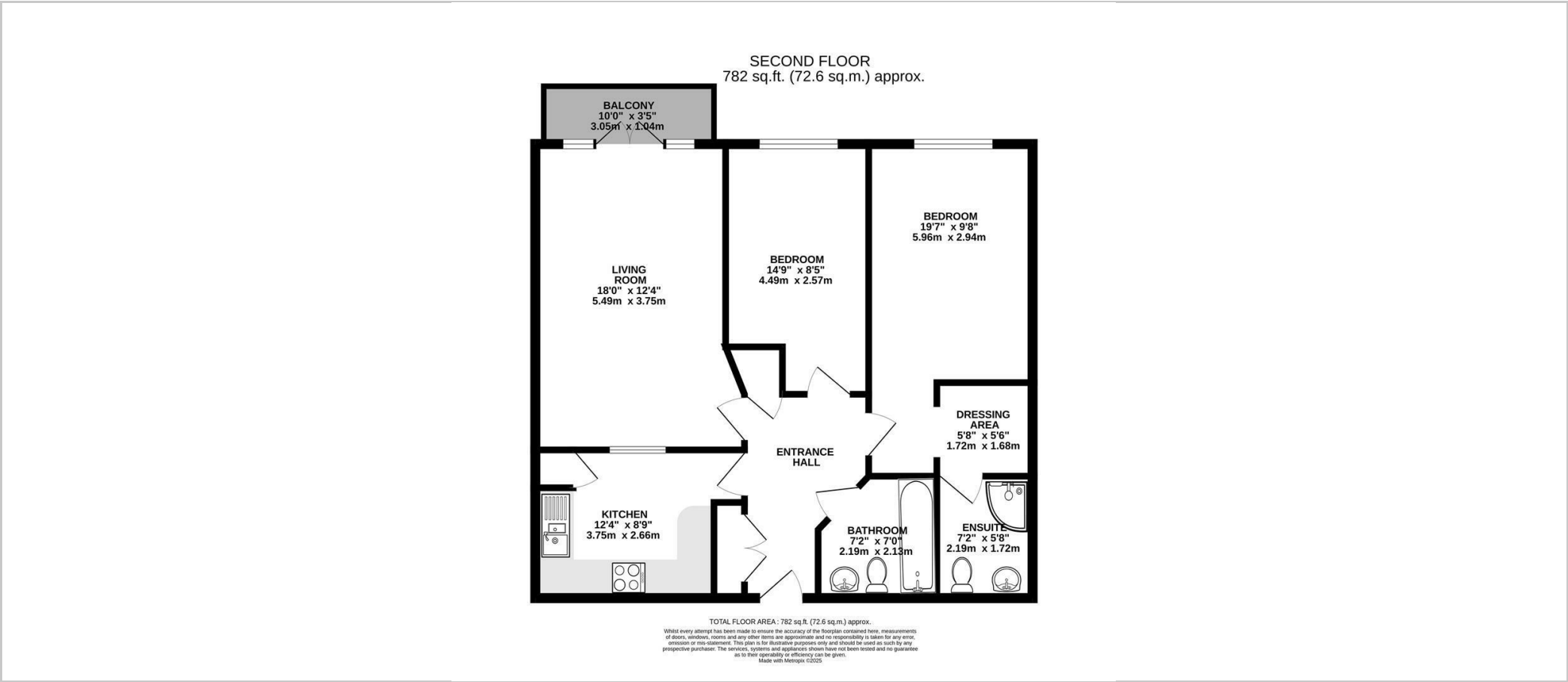
Leasehold - 975 years remaining

Service Charge - £3241.71 per annum

Ground Rent - £270 per annum



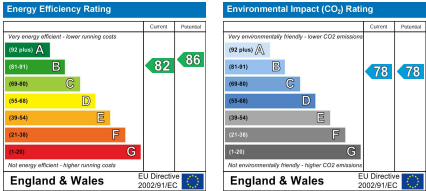
Floor Plan



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@shepherdsofhertford.co.uk