



Newland Gardens, SG13 7WY  
Hertford





## Newland Gardens, SG13 7WY

A modern & stylish 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT located in one of Hertford's most sought after developments. Offered chain free, it provides gated underground parking, superbly maintained communal gardens, access to communal gym and is within an easy walk of Hertford East station & town centre.

**\*\* 980 YEAR LEASE! \*\*** Stylish 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT located in one of Hertford's most sought after developments. Located within a short distance to Hertford East Station and Hertford Town along with access to the A10 towards Cambridge and London. Offering 2 spacious double bedrooms with an immaculate en suite off of the commodious master bedroom, a warm welcoming living/ dining area, newly fitted bathroom, fully fitted kitchen and a decent sized patio area! This property also includes the benefits of 1 allocated underground car park space and a fully equipped RESIDENTS ONLY gymnasium. \*Viewings highly recommended!\*

Asking Price £310,000



## **ENTRANCE**

Wooden front door to.

## **ENTRANCE HALLWAY**

Video entry phone system, coving to ceiling, airing cupboard, storage cupboard, doors to all rooms.

## **LOUNGE 20'1" x 10'2" (6.12 x 3.10)**

Two double glazed windows to side aspect, double glazed door to side aspect, broadband point, television point, telephone point, coving to ceiling, electric radiator.

## **KITCHEN 10'8" x 6'7" (3.25 x 2.01)**

Roll top work surfaces, range of wall and base units, integrated fridge freezer, integrated washing machine, integrated electric oven, hob and extractor.

## **BEDROOM ONE 11'9" x 10'9" (3.58 x 3.28)**

Double glazed window to side aspect, electric radiator.

## **DRESSING ROOM 7'7" x 5'1" (2.31 x 1.55)**

Doorway to en-suite.

## **ENSUITE**

Ensuite shower shower cubicle, close closet WC, spotlights to ceiling, heated towel rail, extractor, lino flooring.

## **BEDROOM TWO 14'5" x 9'8" (4.39 x 2.95)**

Double glazed window to front aspect, electric radiator.

## **BATHROOM 7'1" x 7'1" (2.18 x 2.16)**

Panel enclosed bath, mixer taps, shower attachment, vanity sink with storage cupboards beneath, lino flooring, heated towel rail, spotlights.

## **Ground rent**

£75 every 6 months

## **Service Charge**

£2500 Yearly

## **Lease**

Property had 999 Year lease renewed in 2001





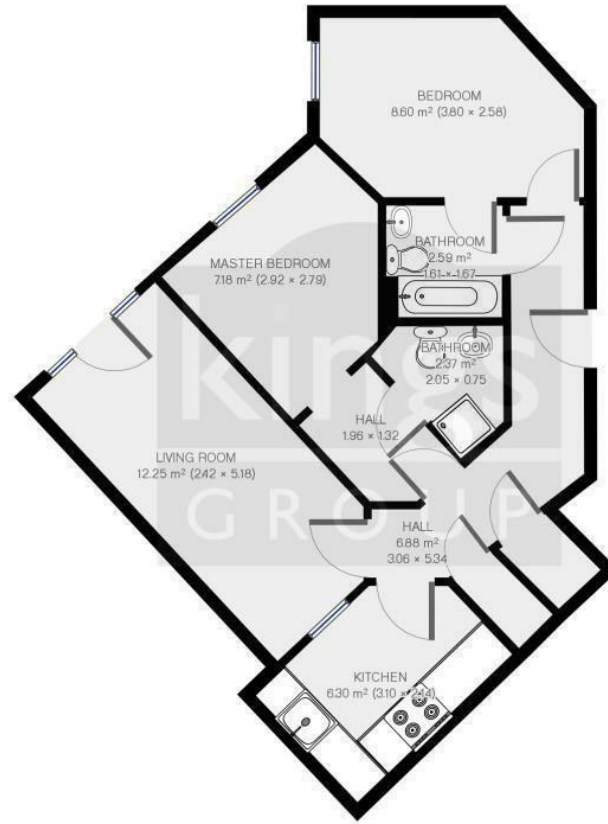




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	75	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	71	71



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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