



Foxes Close
Hertford | SG13 7UA

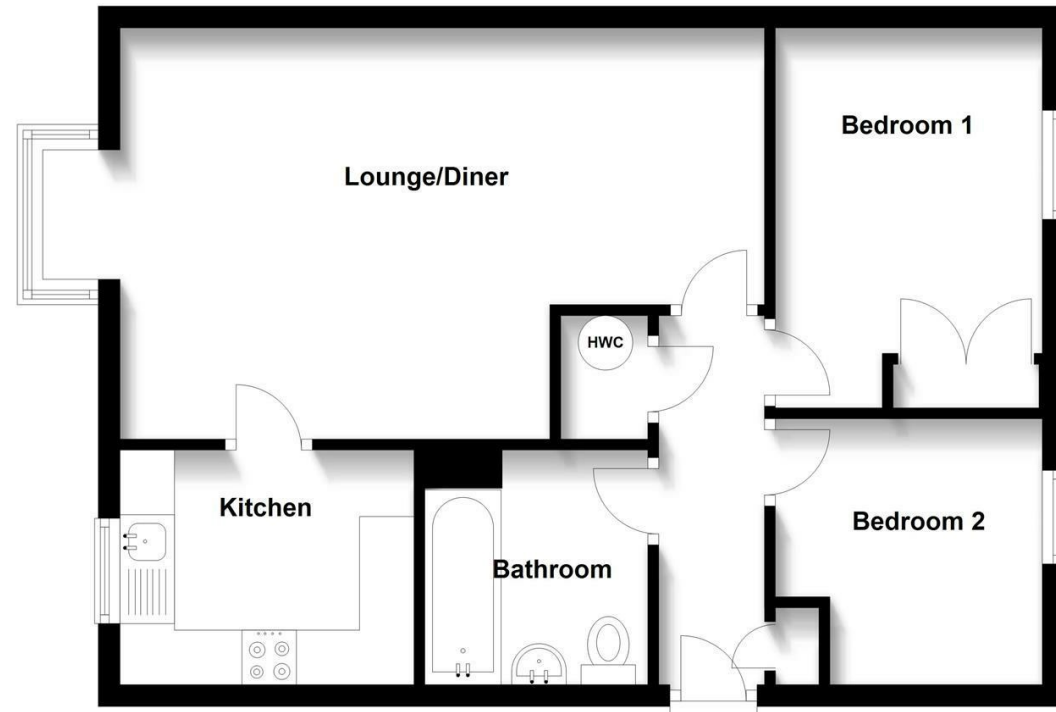
AGENT HYBRID

£245,000



First Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 51.5 sq. metres (554.1 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid welcomes to the market, a CHAIN FREE and well presented Two Bedroom First Floor Flat, in a Private Location and within walking distance to Hertford East Train Station. The flat has been full redecorated and recarpeted throughout. The flat is accessed by phone entry system via the main communal door, with communal stairwell rising to the first floor. Accommodation briefly comprises of; An Entrance Hallway, with doors opening to a storage cupboard and airing cupboard housing a replacement water cylinder (8 years). Further doors lead to a fully tiled bathroom with replacement electric shower, bedroom one with fitted double wardrobe, bedroom two (single) and a good sized, bay fronted Lounge/Diner. From here a door leads into a Modern Kitchen, fitted in beech wood units, with integral separate oven and grill and space for a washing machine and tall standing fridge freezer. Externally, the property benefits from an Allocated Parking Space and ample visitor spaces.

N.B. Approx. 66 years remaining on the lease. Approx. £1250 pa service charge. Approx. £175 pa ground rent.

DIMENSIONS

- Entrance Hallway
- Lounge/Diner 19'5 x 12'5
- Kitchen 8'9 x 7'1
- Bedroom 1: 11'5 x 8'0
- Bedroom 2: 8'0 x 8'0
- Bathroom 7'1 x 6'9

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		

Agent Hybrid

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