



Cecil Road, Hertford SG13 8HS

Welcome to Cecil Road, Hertford

Offered with NO UPWARD CHAIN and a 125 YEAR LEASE is this one-bedroom top floor apartment within this popular residential location within close proximity of both Hertford East & Hertford North Railway Station, local schools and Hertford Town Centre. An excellent opportunity to acquire this well-presented one-bedroom top floor apartment, offered to the market with no onward chain and benefiting from a 125-year lease. The accommodation comprises a spacious lounge/dining room, a fitted kitchen, a comfortable double bedroom, and a bathroom. Further benefits include gas central heating via radiators and double-glazed windows throughout. Situated within this popular residential location in Hertford, the property enjoys convenient access to local amenities, schools, transport links including both Hertford East and Hertford North Railway Stations both serving London, and the town centre making it an ideal purchase for first-time buyers, investors, or those looking to downsize. Please note this a company sale - The information we have regarding this property is limited. Please note the vendor will be retaining the Freehold and only selling the leasehold when the property completes. Please ask the agent for more details.



-Accommodation Overview-

Agent Note:

Agent Note: Once purchased SNG will be granting a 125-year lease - The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry.

We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Entrance Hall

Lounge

11' 6" x 11' 6" (3.51m x 3.51m)

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)

Bedroom One

12' 10" x 8' 8" (3.91m x 2.64m)

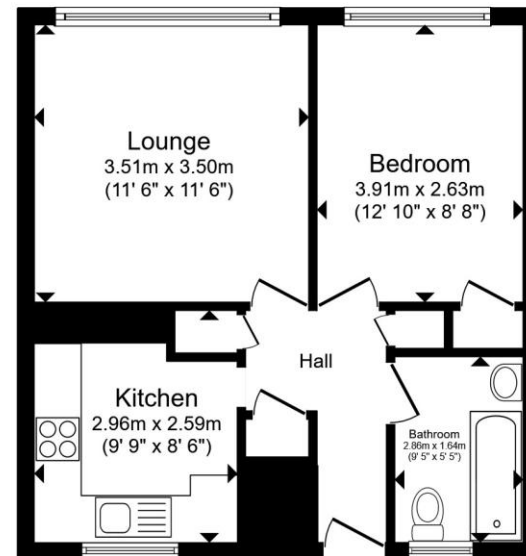
Bathroom

Leasehold Charges:

Service Charges £1,427.79p yearly - Review period to be confirmed.

Ground Rent: TBC

125 Year Lease on completion



Total floor area 41.0 m² (441 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Welcome to

Cecil Road, Hertford

- TOP FLOOR APARTMENT
- NO UPWARD CHAIN
- LOUNGE/DINING ROOM
- KITCHEN & BATHROOM
- Newly Granted 125 Year Lease On Completion - Please Ask Agent

Tenure: Freehold
EPC Rating: C
Council Tax Band: B

Offers in excess of
£149,950



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFD108343 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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