



LEASEHOLD

Maisonette

87 RAILWAY STREET, HERTFORD, SG14 1RP

Guide Price

£450,000

FEATURES

- EPC - B
- Council Tax Band - D
- Stunning Two Double Bedroom Ground Floor Maisonette
- Two Luxury Bathrooms
- Private Balcony
- Secure Gated Allocated Parking
- Walking Distance To Town Centre
- Close To Hertford East BR (0.1 Miles)



Railway Street Hertford SG14 1RP

This stunning apartment enjoys approximately 900 SQ FT of living space and has been finished and upgraded by current vendors to a very high standard throughout. Accessed on street level with your own private entrance door and featuring high ceilings throughout the accommodation including a large entrance hall, open plan living/kitchen room with high-end integrated appliances. There are also two double bedrooms, two luxury bathrooms and a private balcony.

The property is located on the edge of Hertford's charming Town Centre and just seconds away from Hertford East BR & Hartham Common.

Further benefits include gas central heating, a long lease and secure allocated parking accessed via electric gates.

This property is expected to attract a high level of interest, so please call now to arrange a viewing.

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN/DINER

20'8" x 15'1"

PRIVATE BALCONY

BEDROOM 1

20'4" x 12'9"

ENSUITE SHOWER ROOM

BEDROOM 2

13'3" x 9'8"

FAMILY BATHROOM

SECURE GATED ALLOCATED PARKING



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Council Tax Band

D



Ground Floor

RAILWAY STREET

Approximate Gross Internal Floor Area : 80.60 sq m / 867.57 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.