



128 Newland Gardens, Hertford, SG13 7WY
Offers In Excess Of £550,000



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Welcome to Newland Gardens, Hertford - a charming location that could be your next home sweet home! This delightful top floor apartment boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there's ample space for a small family or for those who enjoy having a guest room or home office. The property also features two bathrooms, Modern kitchen space with fitted appliances, ample fitted storage, two secure allocated parking spaces and is offered CHAIN FREE.

Situated in a sought-after area within Hertford, this property benefits from a vibrant community and excellent amenities nearby, the development also offers a private gym area, ample visitor parking, stunning water features and is a short walk to Hertford East Station with direct trains to London Liverpool street. Whether you're looking to explore local cafes, parks, or shops, everything you need is just a stone's throw away. Don't miss out on the opportunity to make this apartment your own and experience the best of what Newland Gardens has to offer.



Communal Entrance

Top Floor

Entrance Hallway

Living/Dining Room 34'10" x 17'11" (10.62m x 5.46m)

Kitchen 14'2" x 14'1" (4.32m x 4.29m)

Study/Bedroom Three 13'11" x 12'6" (4.24m x 3.81m)

Bedroom One 17'11" x 13'0" (5.46m x 3.96m)

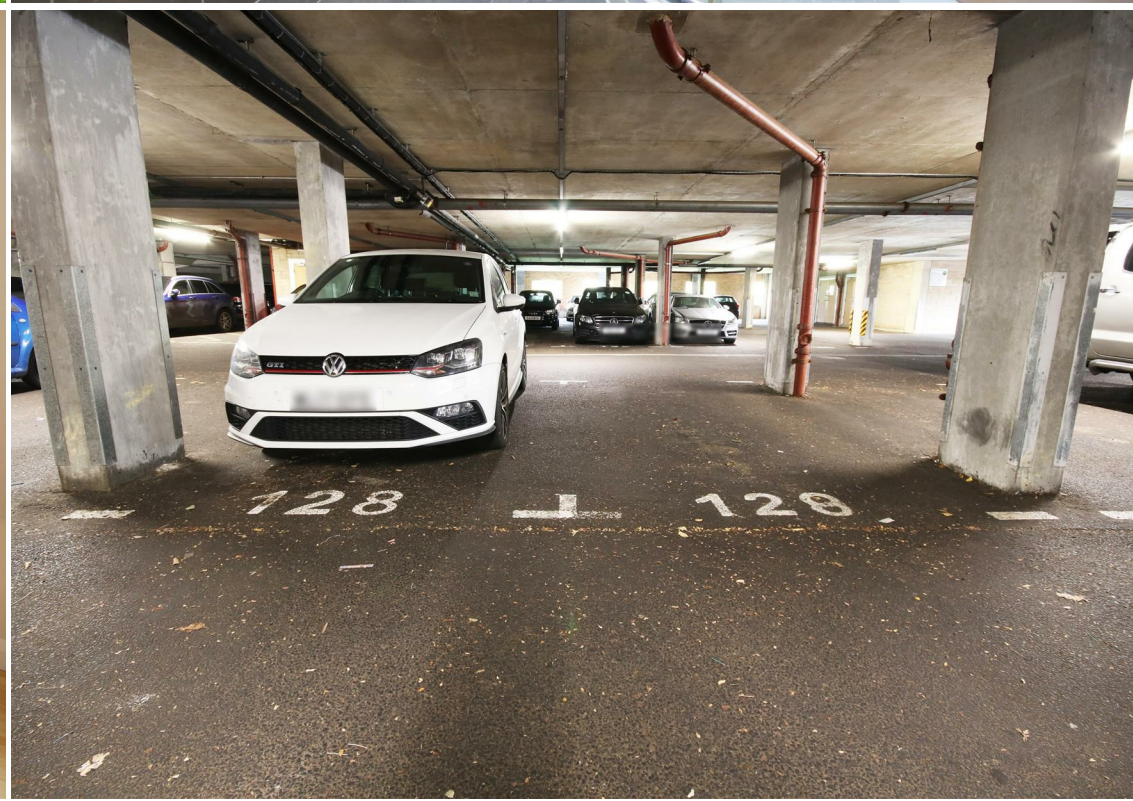
En-Suite

Bedroom Two 13'11" x 12'6" (4.24m x 3.81m)

Bathroom

Secure Parking

Gym



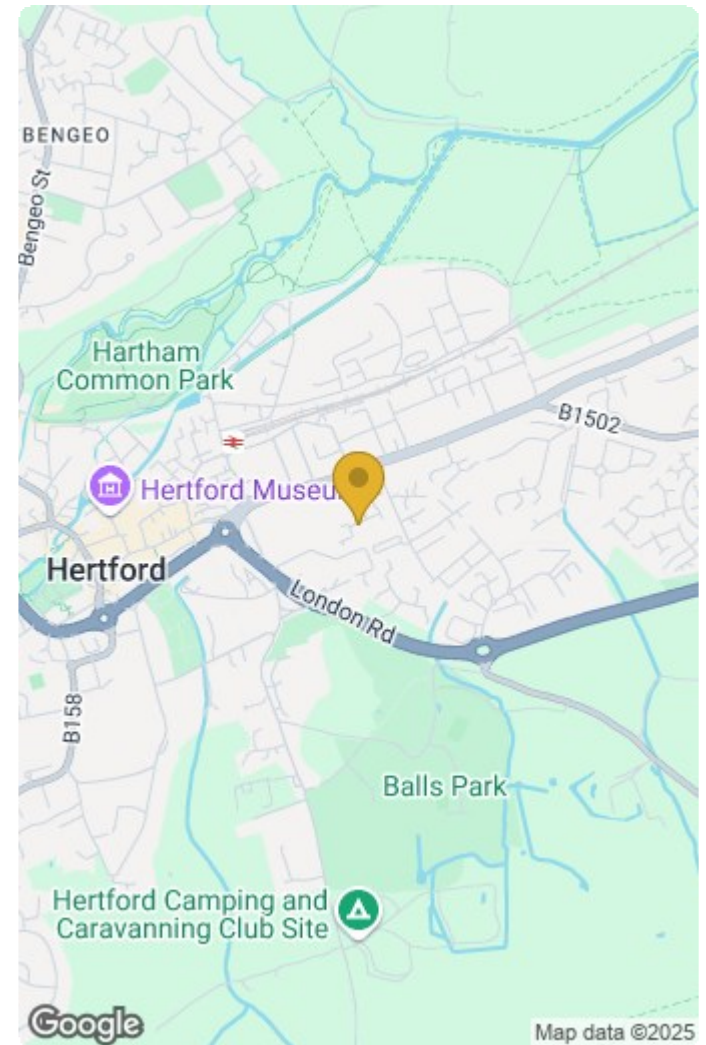


GROUND FLOOR



NEWLAND GARDENS, HERTFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
		59	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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