



28 Halleys Ridge, Hertford, SG14 2TQ  
Offers In Excess Of £250,000





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**\*\*CHAIN FREE\*\*/ \*\*Move in Before March 31st\*\*/ \*\*Exceptional First-Time Buy or Investment Opportunity \*\*/ \*\*Extended Lease\*\***

Positioned within this sought after development this superb maisonette presents an unmissable opportunity for first-time buyers, investors, or anyone looking for a stylish, move-in-ready home with fantastic potential to personalize.

Internally there is a well proportioned lounge and bedroom, both designed to offer comfort and practicality, with ample storage throughout. The modern family bathroom has been thoughtfully remodeled, while the compact kitchen provides everything you need—or explore the exciting possibility of creating an open-plan layout to suit your style.

This property's prime location is Just moments from Hertford North Station, you'll enjoy excellent transport links to Old Street and beyond, while the nearby countryside invites you to unwind with scenic walks. Easy access to the A10 adds further appeal for commuters and explorers alike. With an extended lease and no onward chain, this is your chance to secure a property with incredible potential.

Ready to move into, but with plenty of scope to make it truly yours, call Lanes Estate agents ASAP.



**Entrance Hall**

**Lounge**

15'1 x 10'10 (4.60m x 3.30m)

**Kitchen**

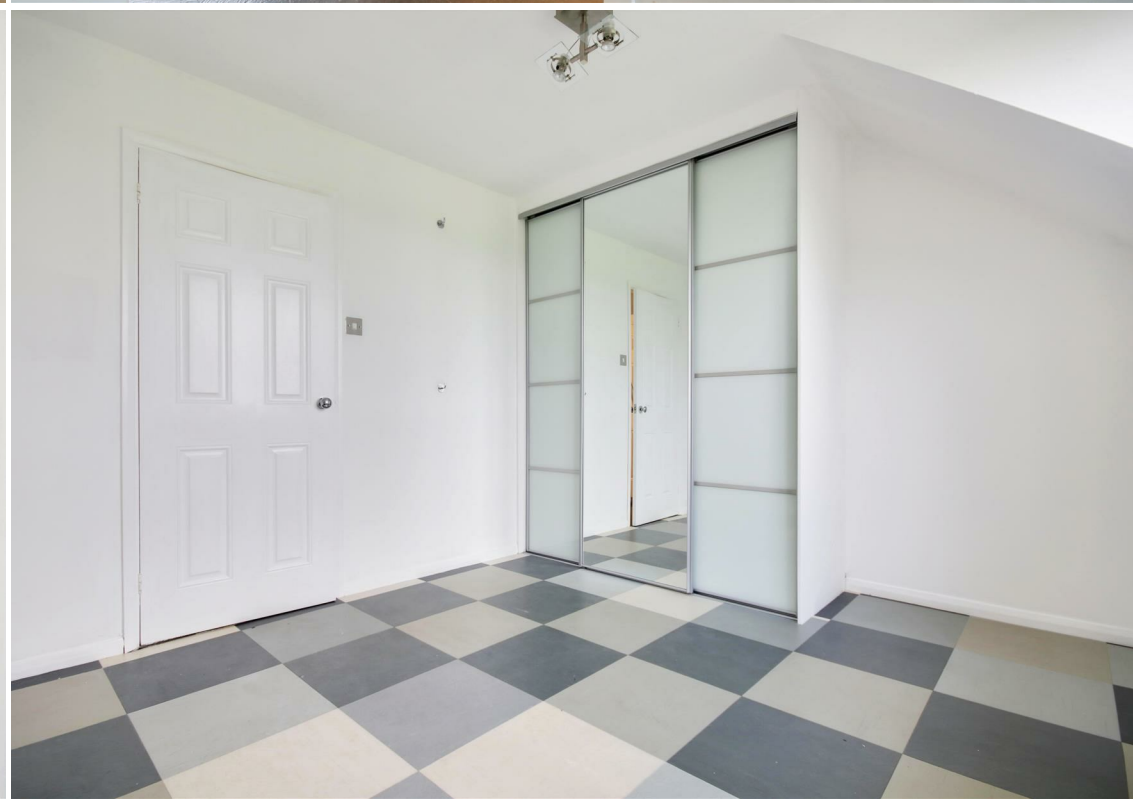
9'6 x 5'10 (2.90m x 1.78m)

**Bathroom**

**Bedroom**

11'5 x 9'10 (3.48m x 3.00m)







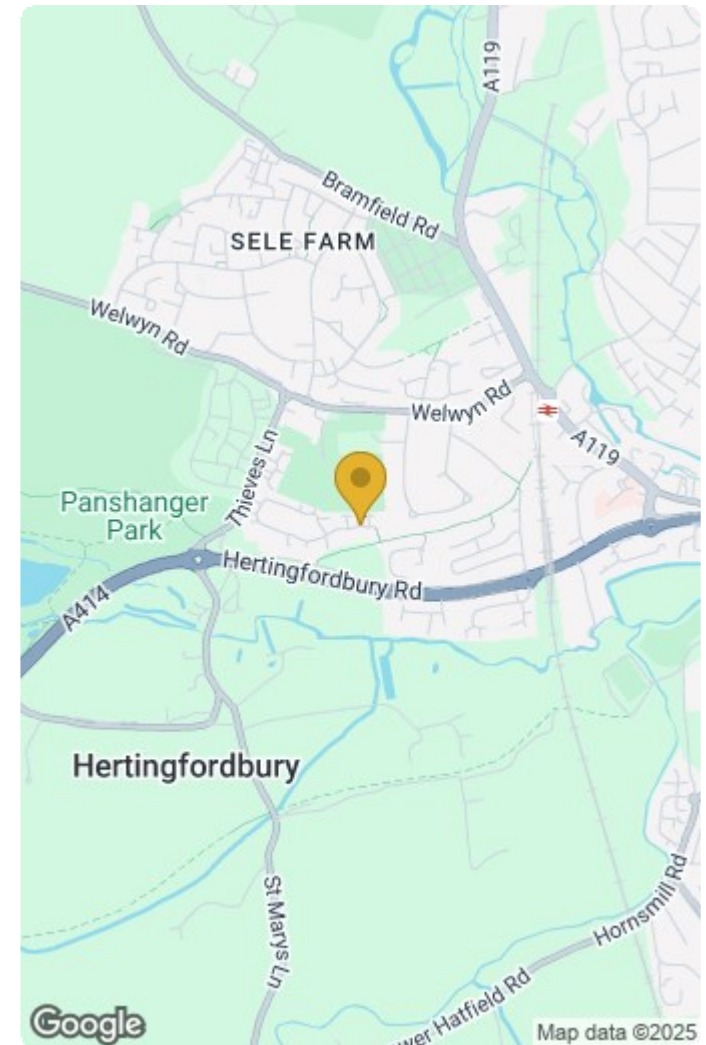


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.

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		75	77
EU Directive 2002/91/EC			

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			