



29 Vicarage Lane, Waterford, Hertford, SG14 2QA
Offers In Excess Of £300,000



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**** VIEWINGS ADVISED ** EXTENDED LEASE **** Nestled in the charming area of Waterford, this two-bedroom apartment offers a delightful blend of modern living and serene countryside surroundings. With spacious lounge, two good sized bedrooms, modern kitchen and bathroom. This property provides ample space for relaxation and entertaining, making it an ideal home for individuals or small families.

The apartment features a contemporary design, ensuring that every corner is both stylish and functional. The private garden is a rare gem, providing a tranquil outdoor space where one can unwind and enjoy.

The property also benefits from ample storage, an extended lease, low service charges and ground rent and also includes an outdoor store. Call Lanes today for an immediate viewing.



Entrance

Via communal front door to:-

Communal Hallway

Communal door to rear gardens and storage shed, stairs rising to first floor, allocated storage cupboard, own front door to:-

Hallway

Two built in storage cupboards, built in airing cupboard housing hot water cylinder, electric heater, coving to ceiling, doors to all rooms.

Lounge

13'9" x 11'5" (4.19m x 3.48m)

uPVC double glazed picture window to front aspect (south facing), electric heater, TV point, coving to ceiling, oak wood flooring.

Kitchen

12'1" x 7'0" (3.68m x 2.13m)

Range of modern units at base and eye level, white ceramic single bowl with mixer taps, wood work tops, plumbing for washing machine, space for fridge/freezer, four point hob with extractor fan over, integrated electric oven, tiled splash backs, uPVC double glazed window to front aspect (south facing), breakfast bar area.

Bedroom One

13'9" x 10'7" (4.19m x 3.23m)

uPVC double glazed window to side aspect, fitted wardrobes, built in storage cupboard, electric heater.

Bedroom Two

12'2" x 6'4" (3.71m x 1.93m)

uPVC double glazed window to side aspect, built in storage cupboard, electric heater.

Bathroom

Modern white three piece suite comprising tiled enclosed bath with mixer taps and wall mounted electric shower and shower screen, wash hand basin, low flush wc, tiled splash backs, tiled flooring, frosted uPVC double glazed window to side aspect, heated towel rail.

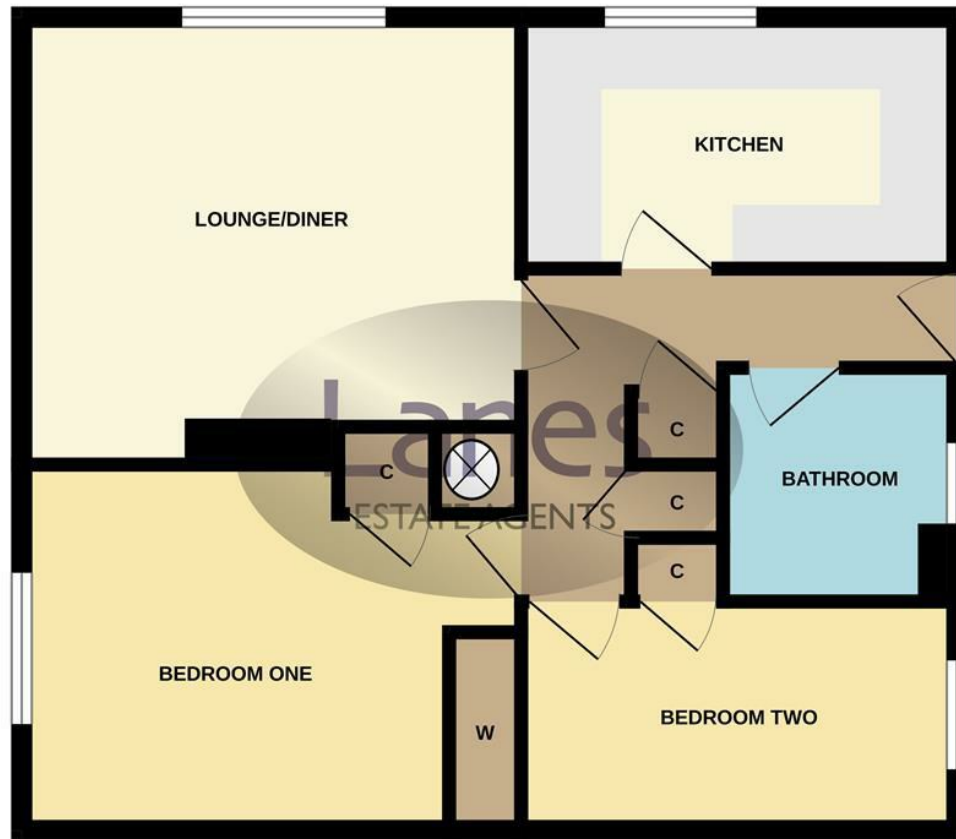
Exterior

Own section of garden to rear, brick built storage shed.





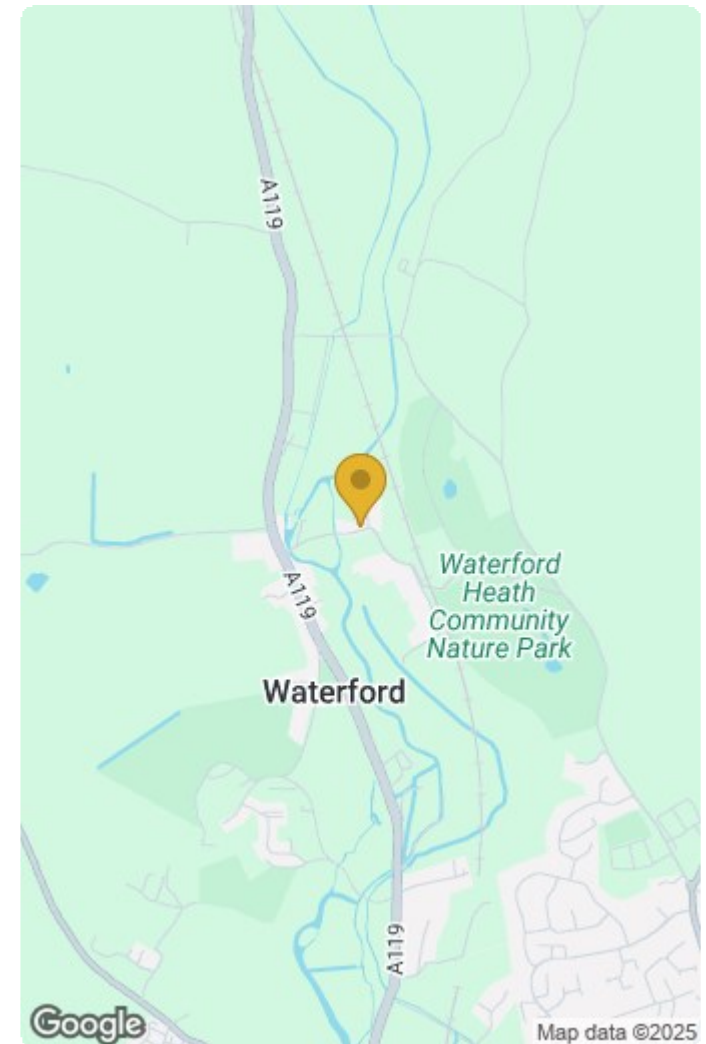
GROUND FLOOR



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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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		EU Directive 2002/91/EC	
		40	76

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	