



26 Mitre Court, Railway Street, Hertford, SG14 1BQ

Offers In Excess Of £300,000



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****SHARE OF FREEHOLD ** CHAIN FREE**** This Ground Floor apartment must be viewed at your earliest convenience. Situated in Central Hertford within a gated development, the flat itself offers fantastic living space including TWO DOUBLE bedrooms, a good sized lounge/diner with has direct access onto the patio area. Just a short walk to Hertford East train Station, this is a perfect property and suited to multiple buyers.



ENTRANCE HALL

Secure door entry phone system

LIVING ROOM 17'6 x 10'1 (5.33m x 3.07m)

Door to kitchen. Double patio door giving access to private patio and onward to gardens

KITCHEN

Range of base and eye level units. Window to rear aspect and views of garden. Double oven and integrated fridge freezer

BEDROOM ONE 14'4 x 11'6 (4.37m x 3.51m)

Good spacious main bedroom with ample room for extra storage or perhaps a desk. Window to rear aspect overlooking the lovely gardens and onward to the river

BEDROOM TWO 13'1 x 8'7 (3.99m x 2.62m)

Good 2nd bedroom with views to gardens

BATHROOM

Panel bath, pedestal wash hand basin, close coupled W/C

PATIO AREA

Nice space to enjoy the gardens with direct access from the Lounge via double patio doors. A LOVELY place to sit and enjoy the beautiful gardens and the river beyond

COMMUNAL GROUNDS

Baeautiful gardens with an array of established planting, and has various seating areas. Gardens lead on to the river

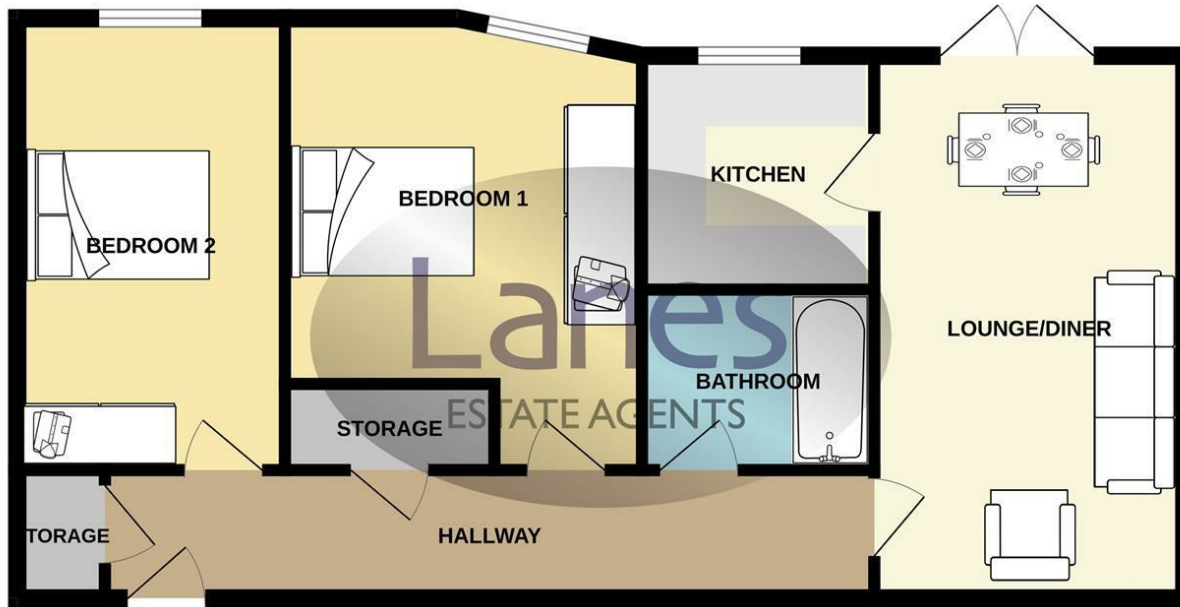
PARKING

Allocated parking and multiple visitors spaces





GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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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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.

