



Flat 32 Links Avenue, Hertford, SG13 7SR
Offers In Excess Of £200,000



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Low Maintenance costs. GREAT one-bedroom TOP floor apartment. STUNNING FINISH. New Kitchen. New Boiler. New Flooring. New Windows and Front Door. LARGE LOFT SPACE. The PERFECT HOME just move straight in..... Located on the edge of Hertford this would be a great first home or high quality buy to Let. Call Lanes Estate Agents now, DON'T MISS OUT



Hallway 13' (3.96m)

Large hallway with FANTASTIC storage wall to one side. Access to main living area, doors to; bedroom and bathroom. LOFT ACCESS

Lounge - Diner 19'1 10'9 (5.82m 3.28m)

BRIGHT and SUNNY main living room with new double glazing. EXCELLENT VIEWS. access to modern kitchen

Modern Kitchen 9'10 x 10'9 (3.00m x 3.28m)

NEW KITCHEN. Modern kitchen with full range of base and wall units. Space for; Automatic Washing Machine & Tall fridge Freezer. Tower inset oven, gas hob. Window to front.

Bedroom 13'1 x 8'6 (3.99m x 2.59m)

Bright and Airy excellent sized DOUBLE Bedroom with window to front aspect

Bathroom

NEW BATHROOM. Panel bath with shower over. Tiled walls and tiled floor. Wall mounted wash hand basin. Close coupled W/C. Chrome heated towel rail

Hertford Estate Agents





GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

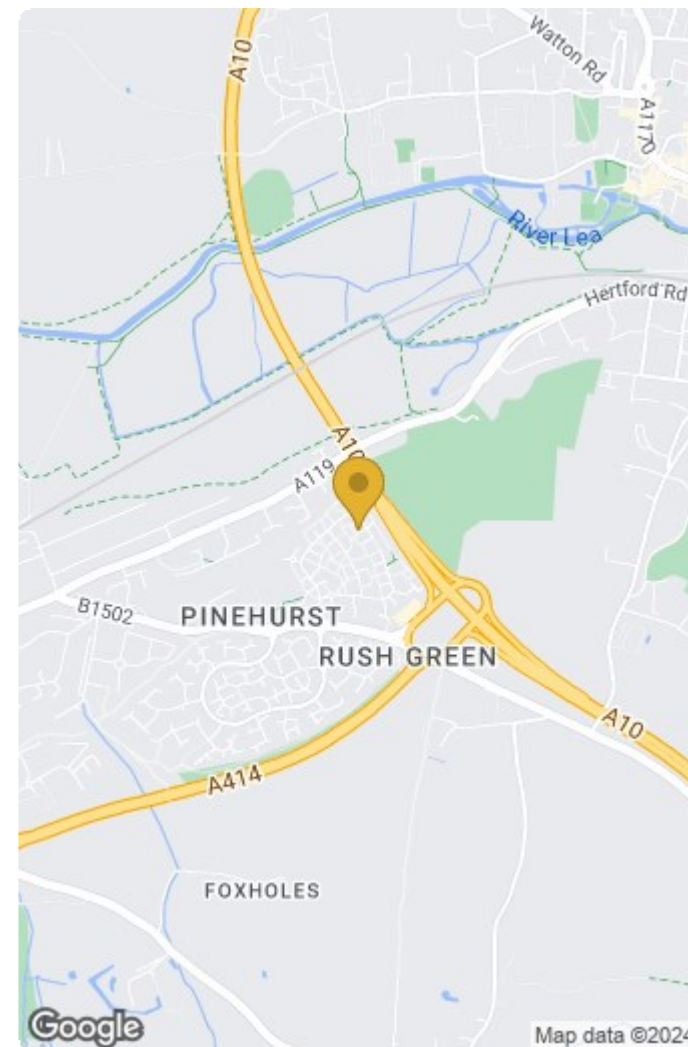


TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

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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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	Target
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		73	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Target
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		

