

Lanes

ESTATE AGENTS

Estate Agents • Lettings • Land & New Homes



Flat 7 Graveson House, Hertford, SG14 1FD

Asking Price £275,000

This UNIQUE grade II listed apartment is located in the very heart of Hertford. With Two DOUBLE bedrooms this TOP FLOOR apartment is ***A MUST SEE***. This home has vaulted ceilings with spacious living making it ideal for a young couple or perhaps as an INVESTMENT OPPORTUNITY. Are you a professional who commutes into London, then this perfect for you. You will love the location as its walking distance to both Hertford East and Hertford North stations. All amenities are minutes away. The property also comes with a long lease.



Entrance

comunal door with entry code access/fob access, top floor flat with main door entering the hallways leading to all rooms

Lounge / Kitchen

"15'0 x 16'0" ("4.57m x 4.88m)
open plan lounge and kitchen, lounge has two windows to front. kitchen has window to rear which gives a lot of light in the flat.
wooden flooring throughout.

kitchen

Wall and base units, intergrated Fridge/ Freezer , slim line dishwasher, single gas oven and grill.

Bedroom one

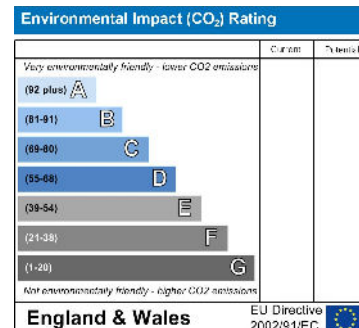
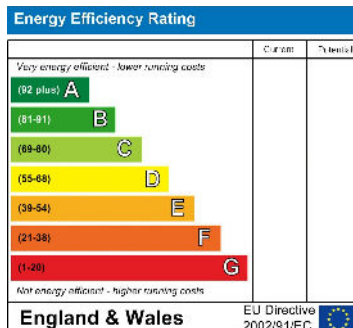
"13'1 x 12" ("3.99m x 3.66m)
spacious main bedroom, free standing wardrobe, window to rear, door leading to hallway.

Bathroom

"11'0 x 4'8" ("3.35m x 1.42m)
Part tiles walls and tiled floor, panel enlosed bath with mixer taps, Closed couple W.C, Pedestal sink with mixer taps.

Bedroom Two

"9'1 x 8'4" ("2.77m x 2.54m)
Good size second bedroom, window to rear , door leading to hallway.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the description contained herein, the advertiser makes no warranty, representation and any other terms and conditions and no responsibility to take the view of any other person. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The amount, nature and application of any services are subject to the availability of such services at the time of completion of the contract. Made with Floorplan 12020.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

