

31 The Spinney
Herford, SG13 7JR
Guide price £310,000





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CHAIN FREE - A two bedroom ground floor apartment located in this highly sought after development on the east side of town within walking distance to the East station, enjoying a balcony and garage.

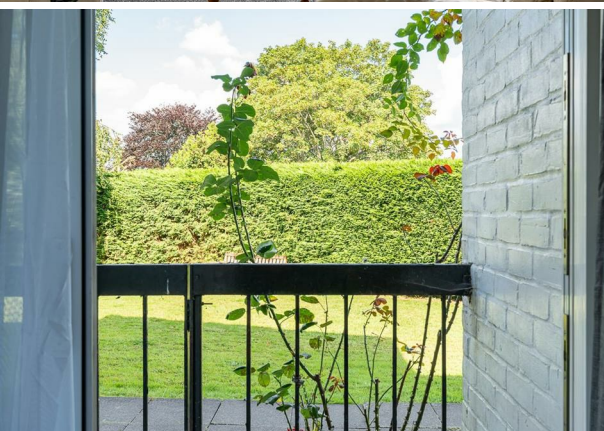
The property offers, entrance hall, fitted kitchen, lounge / diner with access to balcony, two bedrooms and bathroom.

Boasting a range of resident's leisure facilities to include outside swimming pool and barbecue area, laundrette, pool table and table tennis, squash court and gym with changing facilities. Must be viewed.

The lease is 999 years and the freehold of the land and buildings is owned by Beechwood Spinney Management Company Ltd. in which each Apartment/shareholder has a 1/36th share.

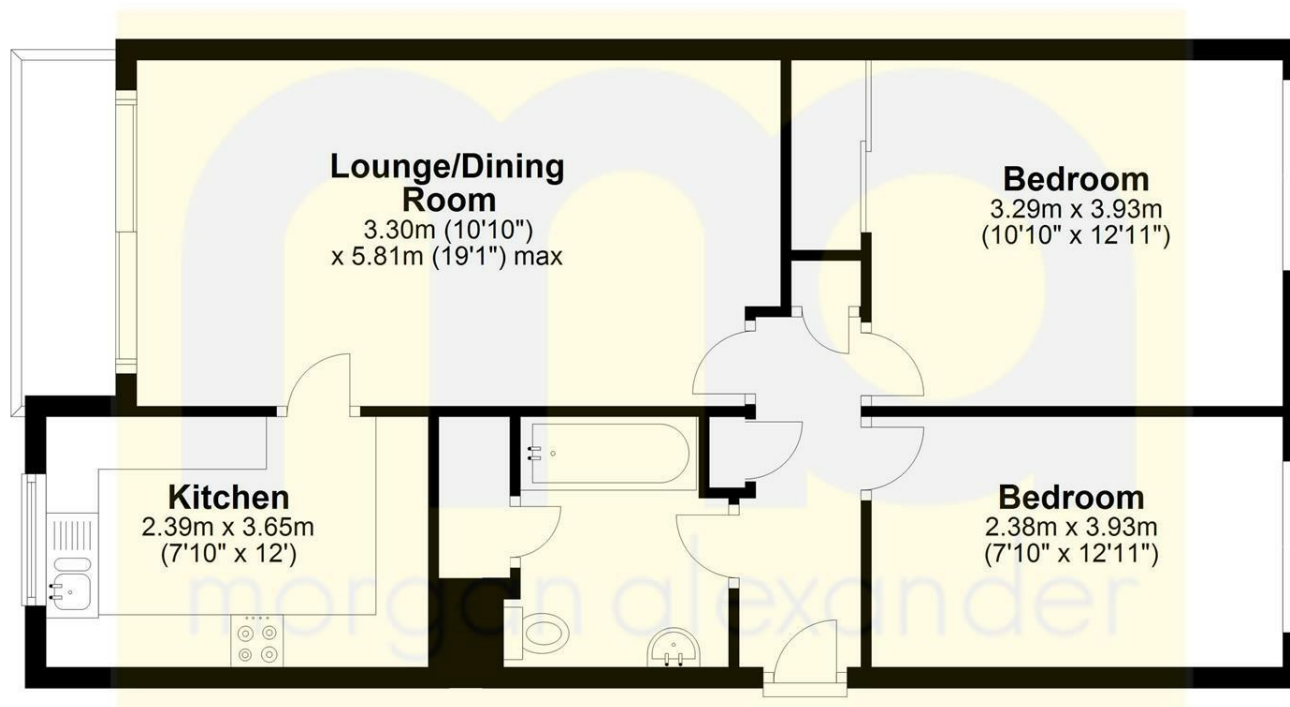
The Ground Rent is fixed at £28 per year and the annual maintenance charge this year is £2400 paid to Beechwood Spinney Management Co. Ltd.





Ground Floor

Approx. 66.9 sq. metres (720.4 sq. feet)



Total area: approx. 66.9 sq. metres (720.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk