

19 The Spinney  
Herford, SG13 7JR  
Guide price £399,995







## 19 The Spinney Hertford, SG13 7JR

**CHAIN FREE** – A beautifully presented and recently upgraded three-bedroom first floor apartment, ideally situated within the highly sought after The Spinney development on the desirable east side of Hertford – within walking distance of Hertford East station.

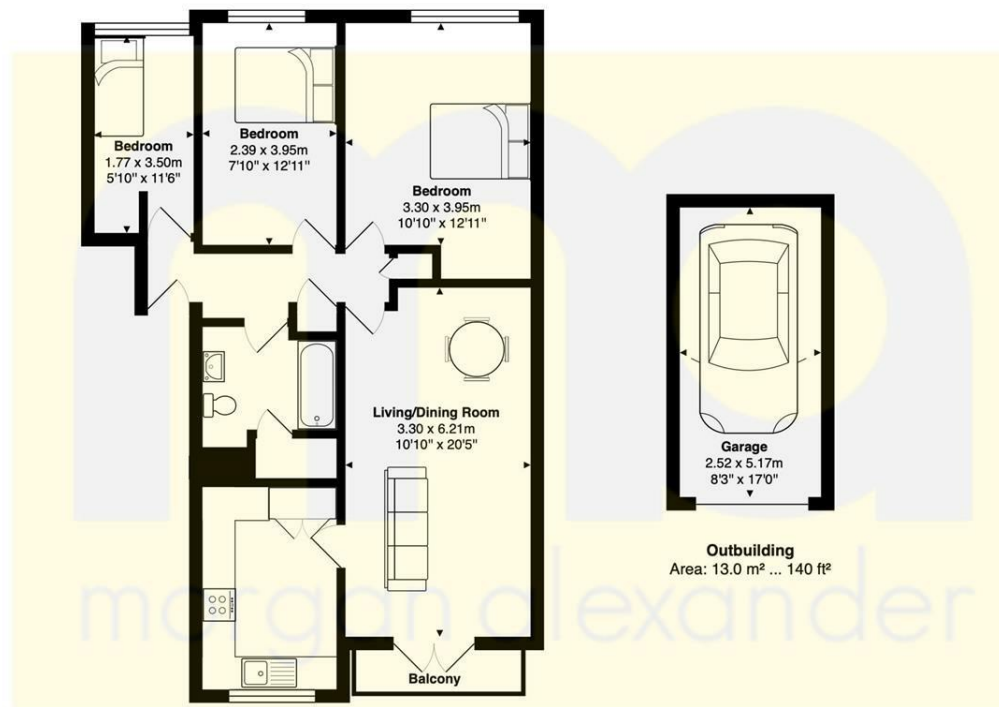
Offered with no onward chain, this bright and spacious apartment enjoys a private balcony and its own garage, providing the perfect blend of convenience, comfort and lifestyle. The accommodation comprises a welcoming entrance hall, a contemporary fitted kitchen with integrated appliances, a generous lounge/diner with access to the balcony, three bedrooms and a stylish, modern bathroom.

Residents of The Spinney enjoy an array of exclusive on-site leisure facilities including a beautifully maintained outdoor swimming pool, barbecue and picnic area, communal laundrette, games room with pool and table tennis, squash court and a fully equipped gym with changing rooms – all set within meticulously kept grounds.

The apartment benefits from a long lease of 999 years with approximately 947 years remaining. The freehold is owned collectively by the residents through Beechwood Spinney Management Company Ltd, with each apartment holding a 1/36th share, offering a secure and community-focused ownership structure.

Ground Rent is fixed at just £40 per annum, with the current annual maintenance charge set at £2,500 (2024), covering upkeep of the extensive grounds and facilities.





**First Floor**  
Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

Total Area: 86.3 m<sup>2</sup> ... 929 ft<sup>2</sup> (excluding balcony)

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 approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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](http://morgan-alexander.co.uk)



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