

12 Arnold Close
Herford, SG13 7ES
Guide price £325,000





12 Arnold Close Hertford, SG13 7ES

An impressive two bedroom, two bathroom second floor apartment with a balcony, a beautiful décor throughout and two allocated parking spaces.

The property offers bright and spacious accommodation comprising open plan living/kitchen/Diner with balcony, master bedroom with en-suite shower room, guest bedroom and modern bathroom.

Arnold Close located within a beautiful development which ideally located moments from the fantastic facilities of Hertford town centre, while the green open spaces of Hartham Common and the Meads are close by. The property is within walking distance of Hertford East & Ware stations servicing London.

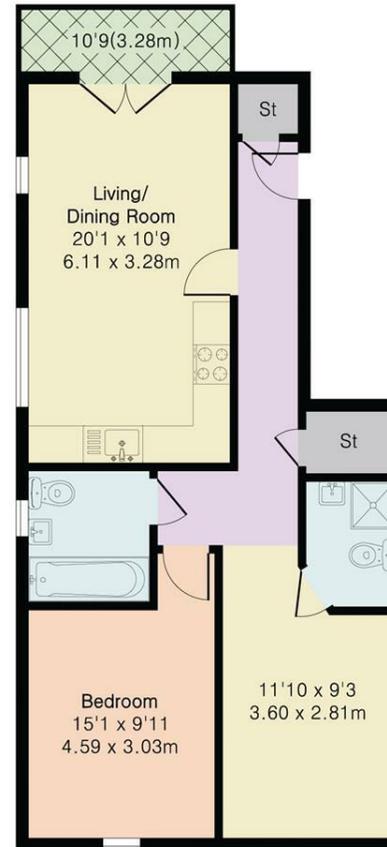
Communal Entrance: - Accessed via secure entry phone system into communal hallway, stairs to second floor, door to:

Entrance Hall

Living/Kitchen/Diner



Approximate Gross Internal Area 692 sq ft - 64 sq m



Second Floor

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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		EU Directive 2002/91/EC		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.

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