

**Pilgrim House Evron Place  
Herford, SG14 1PF  
Guide price £225,000**





## Pilgrim House Evron Place Hertford, SG14 1PF

The open plan living area is the core strength of this property. Generous in feel and flooded with natural light from large aspect windows, it offers attractive rooftop views across the town, creating a space that feels open rather than confined. This is where many flats fall short, but not here. The kitchen is neatly fitted and practical, complete with an integrated fridge freezer, oven, hob and extractor.

The bedroom is a genuine double, not an afterthought, and benefits from similarly large windows that keep the room bright and inviting. A built-in wardrobe provides essential storage, reinforcing the apartment's usability for both owner-occupiers and tenants alike.

The bathroom is finished in a clean white suite, well-sized and functional, with a shower over the bath. Simple, modern, and in line with expectations.

Pilgrim House is a thoughtfully converted development, ideally located for Hertford's wide range of amenities. From supermarkets and a Marks & Spencer Food Hall to independent boutiques, cafés, restaurants, and traditional pubs, everything is within easy reach. Hertford North and Hertford East stations are both nearby, making this an excellent base for commuters.

### Key Information:

Lease remaining: Approx. 102 years

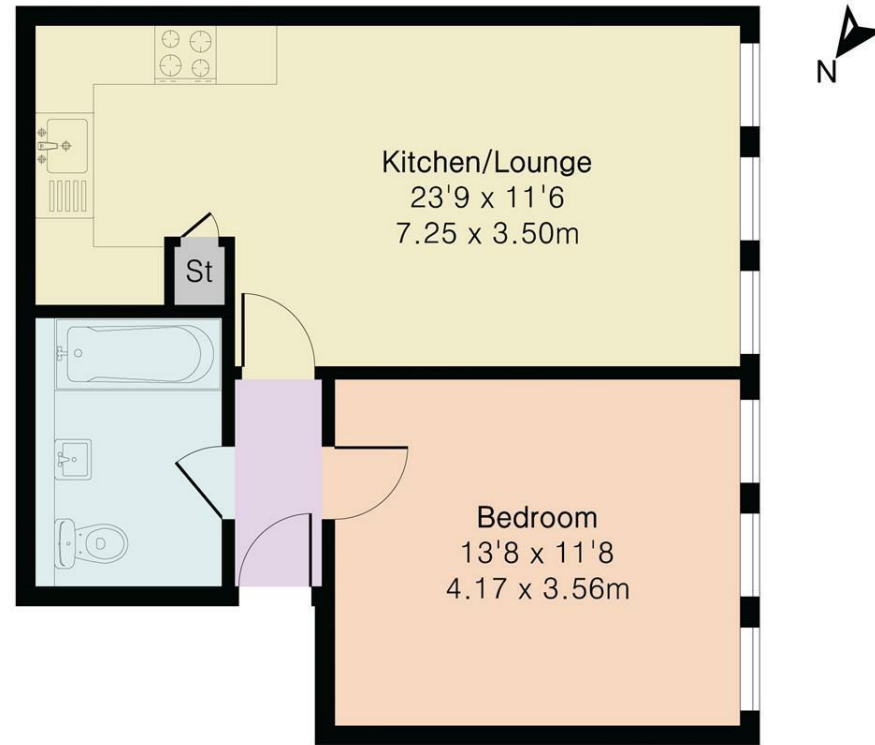
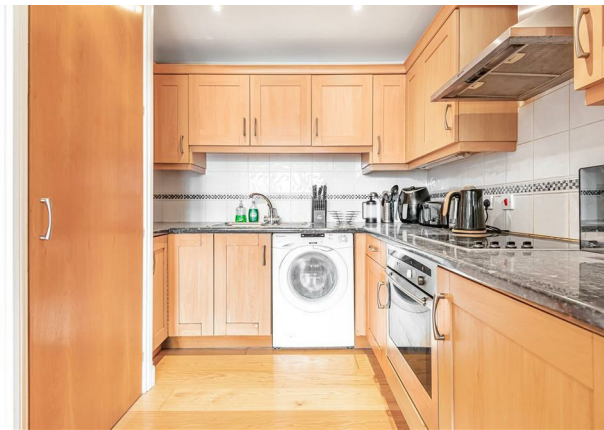
Ground Rent: £100 per annum

Service Charge: £1,244.44 per annum

This is a property that does exactly what it should. Easy to live in, easy to let, and positioned where people actually want to be.



# Approximate Gross Internal Area 514 sq ft - 48 sq m



First Floor

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