



- Superbly Presented Apartment
- Re-Fitted Modern Kitchen
- Residents Allocated Parking
- Two Spacious Bedrooms
- Luxury Re-Fitted Bathroom
- Ideal First-Time Purchase
- Lovely Open-Plan Lounge/Diner
- Low Service Charge & Ground Rent
- Ample Storage Space

RYDER CLOSE, HERTFORD, SG13

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Ensum Brown are delighted to offer this superb opportunity to purchase a well-presented apartment offering spacious accommodation to include a generous living/dining room, re-fitted kitchen and bathroom plus 2 good-size bedrooms. Low service charge and ground rent. Allocated residents parking. Ideal first-time or investment. Must view property!

GUIDE PRICE
£240,000

Ware
01920 412200

110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		



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PROPERTY INSIGHT

Ensum Brown are truly delighted to offer for sale this superbly maintained and immaculately presented two bedroom apartment positioned in this peaceful development close to Hertford Town Centre & Hertford East Train Station. The property is bright, airy and spacious throughout with the vendor upgrading it to a very good standard. An internal viewing is highly recommended.

Upon entering the apartment via the secure front door you are greeted by a bright entrance hall which features wood effect flooring, a radiator, two storage cupboards and a loft hatch providing access to a very handy large loft space ideal for further storage. Doors lead off to the two bedrooms, bathroom and open-plan living/dining room.

The living/dining room is a delightful bright room with ample space for a dining table and chairs. Featuring wood effect flooring, a double glazed window to rear aspect, radiator and TV point. This room is open to the superbly re-fitted gloss white kitchen which benefits from a comprehensive range of white wall and base units complemented by laminate worktops. There is also space for various appliances to include a tall fridge/freezer and washing machine. Built-in oven, hob with extractor over. The double glazed window to the rear aspect allows a lot of natural light and this flows through to the lounge/diner.

The principal bedroom is of a good-size benefitting from fitted carpet, radiator, double glazed window to the side aspect and fitted double wardrobes. Bedroom two is a decent size currently used as a study/office space but would also make a great guest bedroom.

The luxury re-fitted bathroom is superbly appointed and features tiled flooring and partly-tiled walls, three piece suite comprising low level flush WC, bath with chrome mixer tap and wash hand basin. There is also a wall-mounted fan heater.

Externally, the development offers well-maintained communal areas with residents allocated parking and further visitors parking available on a first come first served basis.

All in all this is a superbly presented turn-key property that would represent an ideal first-time or investment purchase. Conveniently positioned within this popular residential location, please call us to arrange your accompanied viewing, you won't be disappointed!

AGENTS NOTES – LEASE, SERVICE CHARGE & GROUND RENT

Lease Term Remaining: 155 Years Approximately

Service Charge: £720.00 Approximately PA

Ground Rent: £200.00 Approximately PA

Information obtained from the present vendor.

LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers; the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town of Ware just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Hertford has a bustling high street and very much has a social 'café' culture. There are over 200 shops in the town centre, a mixture of high street chain stores, specialist shops, restaurants, hairdressers, banks and other retail services. One of the attributes that distinguishes Hertford from its larger neighbours is the number of independent traders and specialist shops in the town. The number of eateries is in excess of 40, ranging from Thai, through to Indian, Japanese and Italian, to fish & chips and kebabs. Befitting a market town, every Saturday there is a charter market in the town centre and a farmers' market every second Saturday of the month.

With regards to education, this is one of the biggest draws to the area. To name a few you have Simon Ball primary school through to sixth form, the prestigious Richard Hale secondary and sixth form college, Sele secondary school and then located within a few miles of Hertford and Ware you have private schools including Haileybury, St Edmunds College, Heath Mount and Duncombe schools.

If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!

