



## 1 bed flat to buy in SG14

Tudor Way, Hertford, Hertfordshire, SG14  
2DU

**£165,000** Starting Bid

🏠 x1 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE  
ONLINE BIDDING - T&Cs APPLY
- ✓ Private Garden
- ✓ Walking Distance To Station
- ✓ One Bedroom Ground Floor Flat
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

The property offers well-proportioned accommodation throughout and is in need of some cosmetic updating, presenting an excellent opportunity for buyers to add their own stamp. Accommodation comprises a rear reception room with direct access to the private garden, a separate kitchen, a bathroom, and a generous double bedroom.

-Accommodation Overview-

Entrance Hall

Lounge 12' 1" x 11' ( 3.68m x 3.35m )

Kitchen 10' 5" x 5' ( 3.17m x 1.52m )

Bedroom One 11' 1" x 10' ( 3.38m x 3.05m )

Bathroom

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 97

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £972.00

Price: Starting Bid £165,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

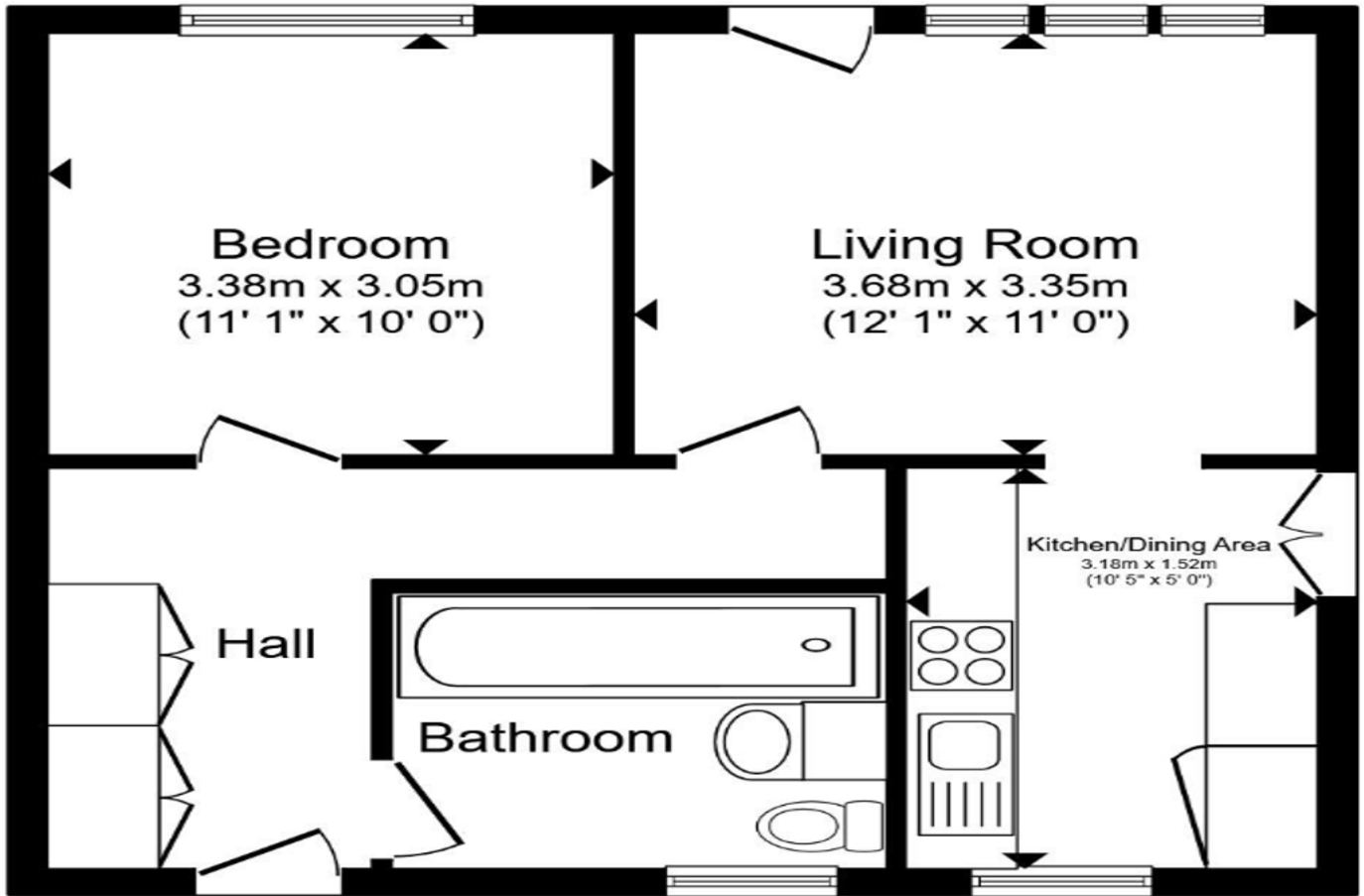
Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Tudor Way, Hertford, Hertfordshire, SG14 2DU

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

