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23 Sele Mill

Hertford, SG14 1LD

Guide Price £280,000

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Hertford, SG14 1LD

Set within the gated development of Sele Mill, this two-bedroom ground floor apartment benefits from its own private walled garden, allocated parking space and a highly convenient position just a short walk from Hertford North station and Hertford town centre.

The standout feature of this apartment is undoubtedly the private garden - a rare find for this style of property. Enclosed by brick walls and enjoying a pleasant outlook across the development's communal gardens, through which the River Beane runs, it provides a peaceful and usable outdoor space that genuinely sets it apart from others locally.

Internally, the apartment offers a spacious open-plan living, kitchen and dining area, with French doors opening directly onto the garden, creating a natural flow between inside and out. The kitchen is well arranged with ample storage and workspace, and the layout works particularly well for both day-to-day living and entertaining.

There is one double bedroom with built-in wardrobes, a further single bedroom ideal as a guest room or home office, and a family bathroom.

The property is in fair overall condition and would benefit from some cosmetic updating, presenting an excellent opportunity for buyers to modernise and add value.

An allocated parking space sits in close proximity to the apartment's rear access, offering ease of access that will particularly appeal to those prioritising convenience.

Sele Mill is a secure, gated development located less than a five-minute walk from Hertford North station, with a flat and straightforward walk into the town centre, making this an ideal option for commuters, downsizers or investors seeking a well-positioned home with outside space.

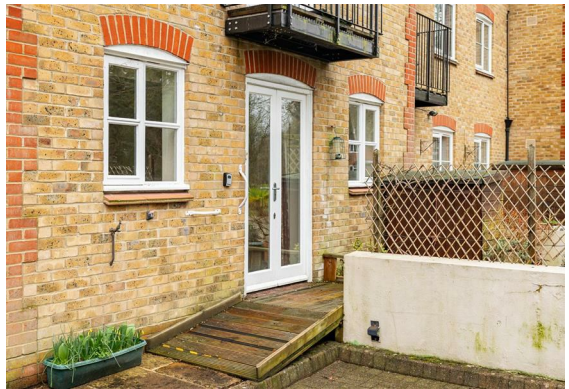


















- Private walled garden with outlook across communal grounds and the River Beane
- Two-bedroom ground floor apartment within a gated development
- Spacious open-plan living / kitchen / dining area with French doors to garden
- Double bedroom with built-in wardrobes plus single bedroom / study
- Allocated parking space positioned close to the apartment's rear access
- Less than a 5-minute walk to Hertford North station
- Short, flat walk into Hertford town centre
- Scope for cosmetic updating and potential to add value

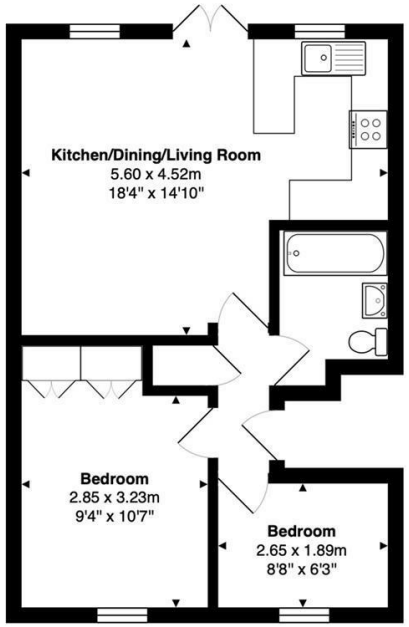
Tenure
Leasehold - 102 years remaining
Service Charge - £2,323.00 per annum
Ground Rent - £150 per annum







Floor Plan



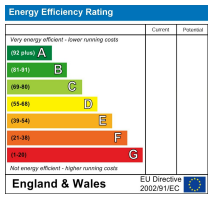
Ground Floor
Area: 45.5 m² ... 490 ft²

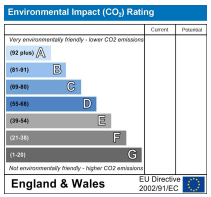
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Viewing

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if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph





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