

shepherds
A better home
moving experience



27 The Spinney
Hertford, SG13 7JR

Guide Price £285,000



27 The Spinney

Hertford, SG13 7JR

Offered to the market CHAIN FREE and with a SHARE OF THE FREEHOLD, this spacious two-bedroom top-floor apartment forms part of the highly sought-after Scandinavian-inspired development of The Spinney, occupying an elevated position with a private balcony overlooking the beautifully landscaped communal grounds.

The well-appointed accommodation comprises a generous 20' living/dining room, a separate fitted kitchen, two spacious double bedrooms, a family bathroom and excellent storage throughout to include access to loft space. Further benefits include a garage en-bloc, ample casual residents' parking and the added reassurance of an exceptionally long lease with 946 years remaining.

Residents enjoy access to an outstanding selection of exclusive on-site leisure facilities, including a heated outdoor SWIMMING POOL with BBQ area, a fully equipped gym, squash courts, table tennis, a pool table and a communal laundry room—offering a unique lifestyle seldom found in Hertford.

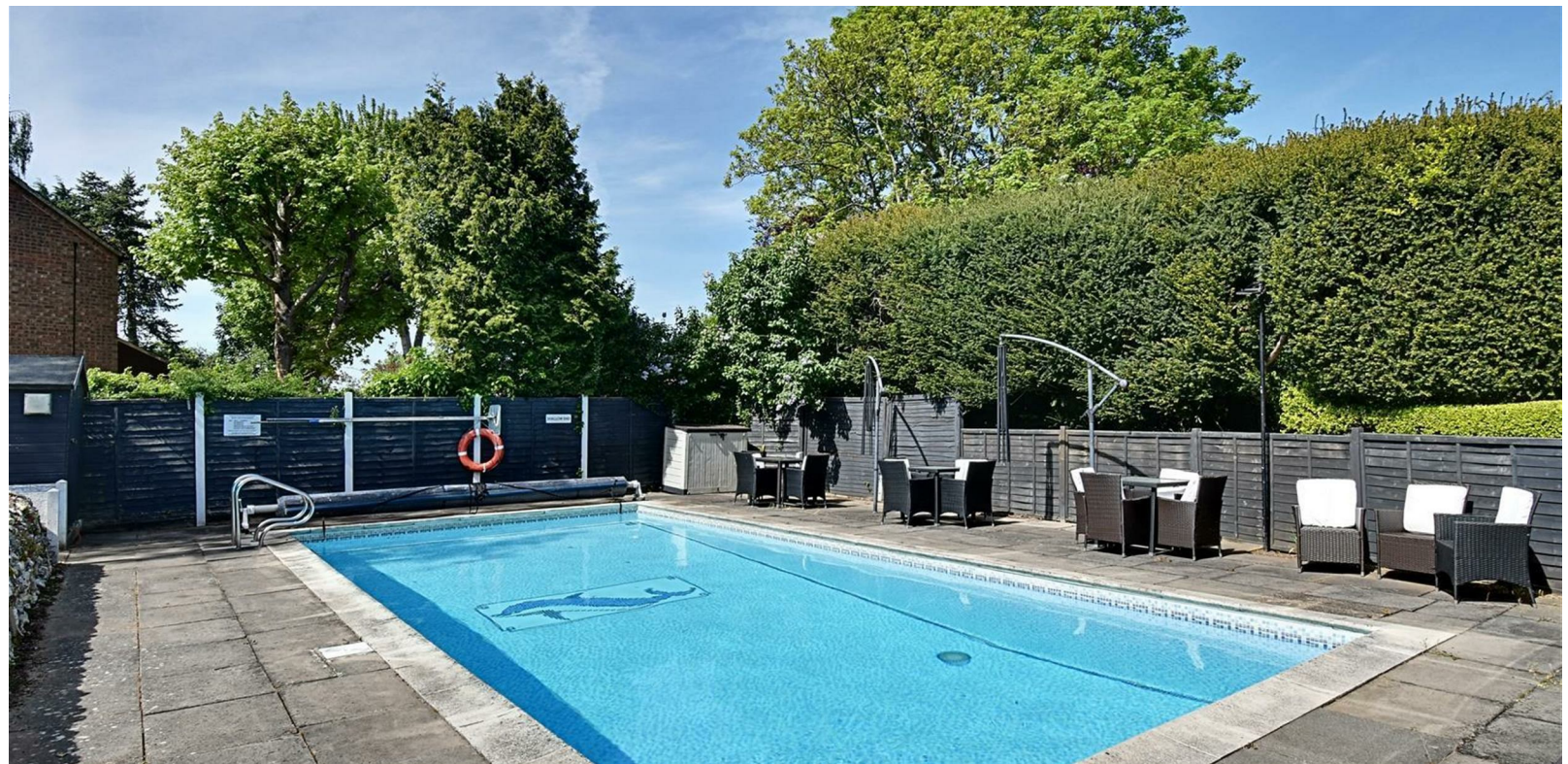
Ideally located within easy reach of Hertford town centre, both mainline railway stations and an excellent range of local amenities, this superb apartment presents an ideal opportunity for first-time buyers, downsizers and investors alike, combining generous accommodation, exceptional resident facilities and long-term peace of mind.



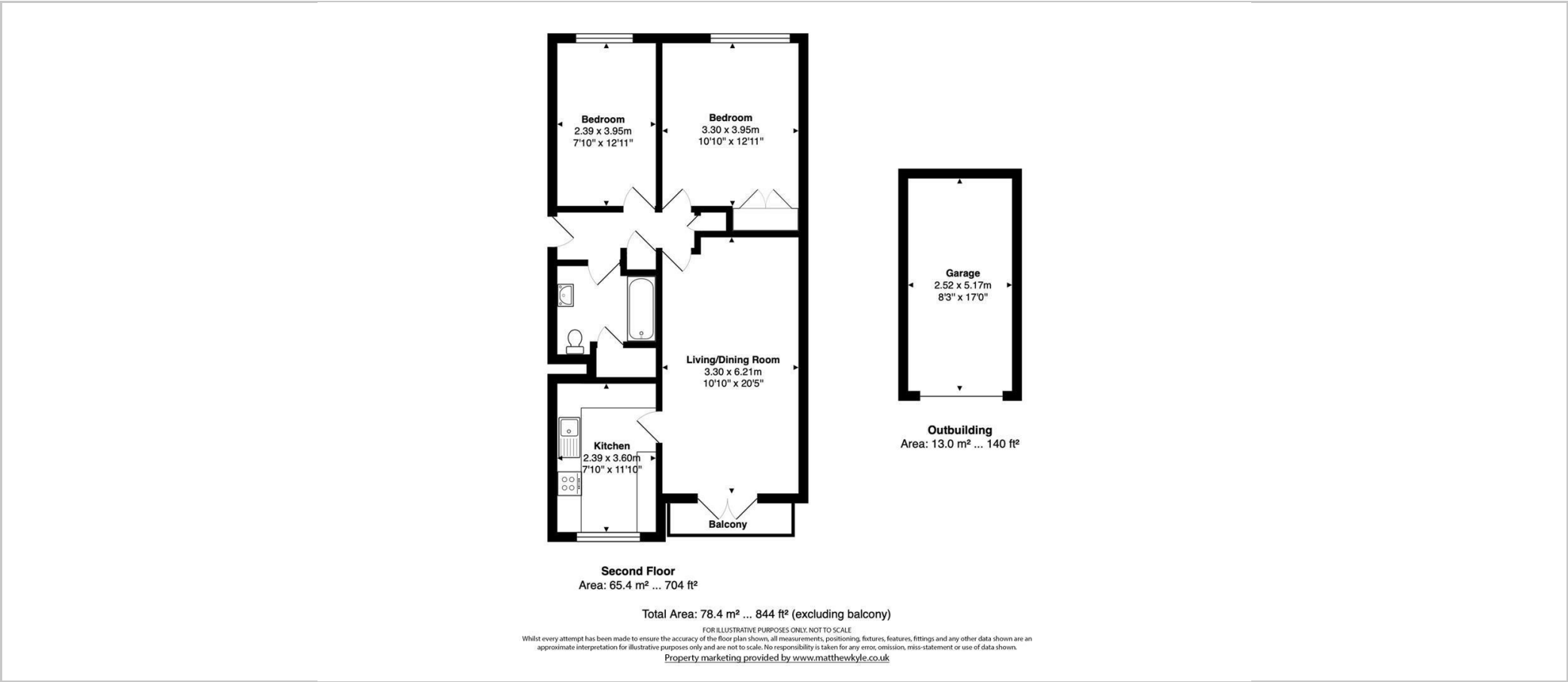


- Chain free two-bedroom top-floor apartment within the highly sought-after Scandinavian-inspired The Spinney development.
- Private balcony enjoying an elevated outlook over the beautifully maintained communal gardens.
- Spacious living/dining room, separate fitted kitchen, two generous double bedrooms, family bathroom and excellent built-in storage to include loft space
- Garage en-bloc with additional casual residents' parking.
- Exclusive residents' leisure facilities including a heated outdoor swimming pool with BBQ area, fully equipped gym, squash courts, table tennis and pool table.
- Well-maintained communal laundry room for residents' convenience.
- Share of Freehold - exceptionally long lease with over 940 years remaining, providing outstanding long-term security.
- Ideally situated within easy reach of Hertford town centre, both mainline stations and an excellent selection of shops, cafés and local amenities.

Tenure - Share of Freehold
 Lease - 946 years remaining
 Service Charge - £2,528
 Ground Rent - £28



Floor Plan

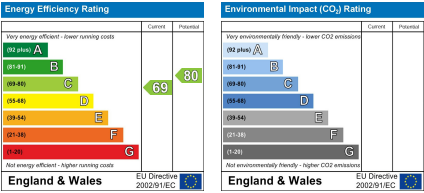


Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure
Leasehold - Share of Freehold

Energy Performance Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk