





Apartment

67 NEWLAND GARDENS, HERTFORD, SG13 7WX

Guide Price

£313,600

FEATURES

- Two Double Bedroom Ground Floor Apartment
- Modern Fitted Separate Kitchen
- Walking Distance To Town Centre & Hertford East BR (0.4 Miles)
- Private West-Facing Patio
- 950+ Year Lease
- Newly Fitted Luxury Ensuite Shower Room
- Secure Underground Allocated Parking + Visitors
- On-Site Residents Gym

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Newland Gardens Hertford SG13 7WX

Offering spacious accommodation, a private west-facing terrace, secure underground allocated parking and access to an on-site residents' gym, this attractive apartment is ideal for first-time buyers, downsizers and commuters alike.

Further benefits include a newly fitted en-suite shower room, a separate modern kitchen and an impressive lease in excess of 950 years.

The accommodation begins with an entrance hall leading to a bright and spacious lounge/dining room, providing an excellent space for both relaxing and entertaining. French doors open directly onto the private west-facing terrace, creating an ideal spot to enjoy the afternoon and evening sunshine, with access to the beautifully maintained communal gardens.

The separate modern kitchen is fitted with a range of units and integrated appliances, offering a practical and well-appointed cooking space.

The principal bedroom is a generous double room with fitted wardrobes and the added benefit of a newly fitted en-suite luxury shower room. The second double bedroom is also well proportioned and benefits from access to a Jack and Jill bathroom, conveniently accessible from both the bedroom and the entrance hallway.

There is a secure allocated underground parking space, two visitor parking permits and exclusive use of the on-site residents' gym. Lift access is also available from the underground parking, adding further convenience.

Newland Gardens is ideally situated for enjoying everything Hertford has to offer, with the town centre's shops, restaurants, cafés and local amenities all within easy walking distance.

Hertford East railway station is approximately 0.4 miles away, providing regular services towards London Liverpool Street via Tottenham Hale. Hertford North station is approximately 1.3 miles away, offering services towards London Moorgate via Highbury & Islington, making the location particularly attractive for commuters.

For those who enjoy the outdoors, Hartham Common is just a short walk away, offering extensive green spaces and scenic walking and cycling routes alongside the River Lea Navigation. Panshanger Park is also nearby, providing beautiful woodland, lakeside and riverside walks.

An excellent opportunity to acquire a spacious ground-floor apartment in a convenient Hertford location, with two double bedrooms, two bathrooms, private outdoor space, secure parking and a lease in excess of 950 years.









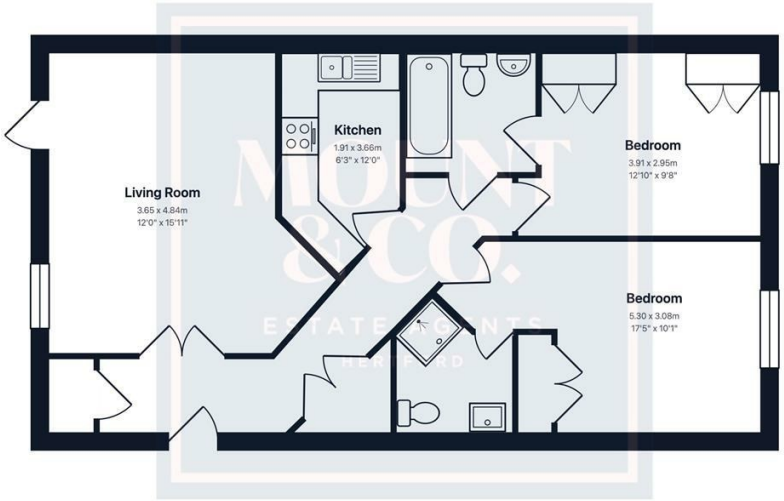

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Ground Floor
67.2 m² · 724 ft²

Total Area: 70.0 m² ... 753 ft²

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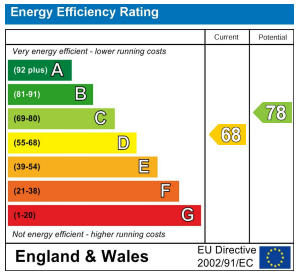
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