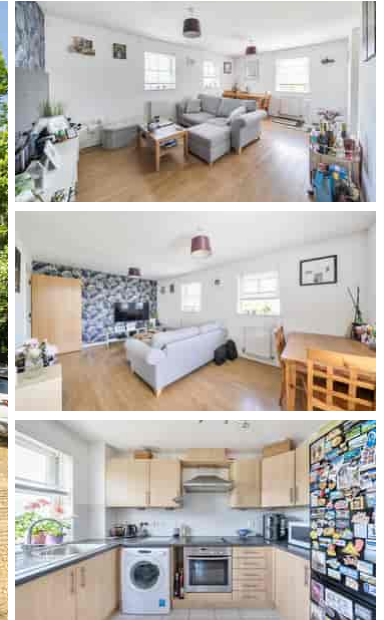


£100,000 Shared Ownership

Florence Court, North Road, Hertford SG14 1NR



- Guideline Minimum Deposit £10,000
- Second (Top) Floor
- Dual Aspect Reception Room
- Good Energy Efficiency Rating
- Minutes from Hertford North Station
- Guide Min Income Dual £26.8k | Single £30.6k
- Approx. 522 Sqft Gross Internal Area
- Naturally-Lit Kitchen
- Allocated, Off-Street Parking Space
- Short Walk from Town Centre

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £250,000). A well-presented, top-floor flat in pleasant, leafy surroundings, close to Hertford North Station. The property has an eighteen-foot, dual-aspect reception room and a kitchen that receives good natural light, thanks to a south-east-facing window. The bedroom and bathroom are both quite spacious and a pair of built-in storage/utility cupboards have been provided in the entrance hall. Well insulated walls and roof, modern double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with an allocated, off-street parking space and is also within comfortable walking distance, or very brief bus/bike ride, of Hertford's attractive town centre.

Housing Association: Clarion.

Tenure: Leasehold (125 years from 01/04/2008).

Minimum Share: 40% (£100,000). The housing association will expect that you will purchase the largest share affordable.

Shared Ownership Rent: £287.99 per month (subject to annual review).

Service Charge: £83.51 per month (subject to annual review).

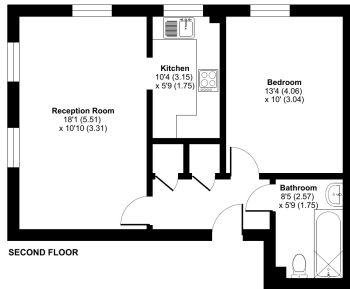
Guideline Minimum Income: Dual - £26,800 | Single - £30,600 (based on minimum share and 10% deposit).

Council Tax: Band C, East Hertfordshire District Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

Florence Court, North Road, Hertford, SG14

Approximate Area = 522 sq ft / 48.4 sq m
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Urban Moves. REF: 1402195. ©urbanmoves.com 2020.

DIMENSIONS

SECOND FLOOR

Entrance Hall

Reception Room

18' 1" x 10' 10" (5.51m x 3.31m)

Kitchen

13' 4" x 10' 0" (4.06m x 3.04m)

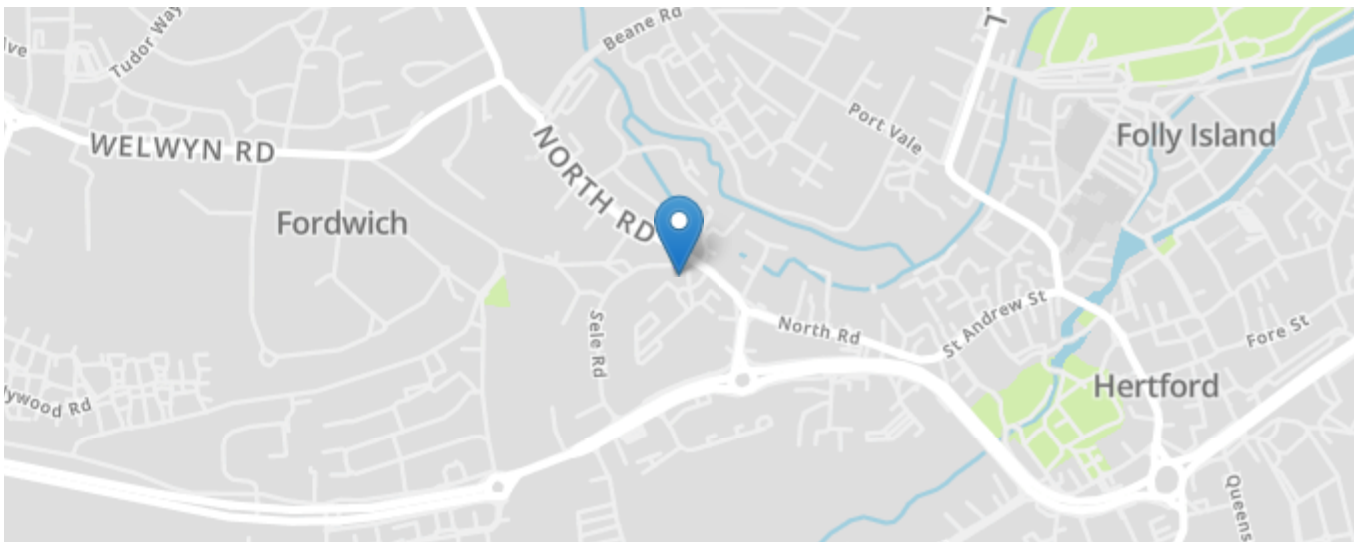
Bedroom

13' 4" x 10' 0" (4.06m x 3.04m)

Bathroom

8' 5" x 5' 9" (2.57m x 1.75m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.