



## 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

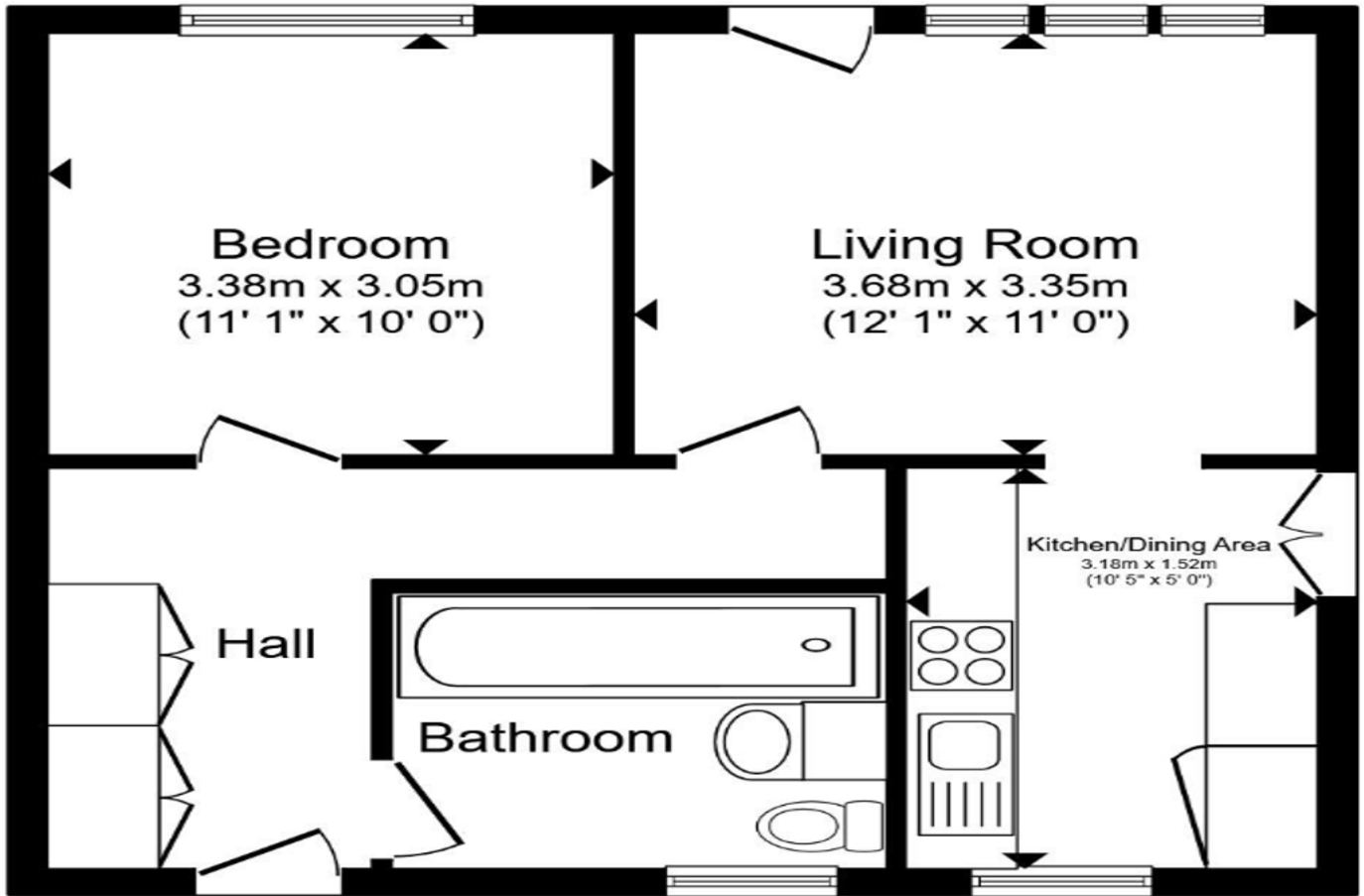
Water meter: No

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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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