

- 1 Bedroom Top Floor Apartment
- Immaculately Presented Throughout
- Re-Fitted Matte White Kitchen
- Luxury Re-Fitted Bathroom
- New Double Glazing
- New Gas Central Heating Boiler
- New Fuse Box
- Popular Residential Location
- Ample On-Street Parking

## LINKS AVENUE, HERTFORD, SG13

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Ensum Brown offer for this sale this superbly presented and well maintained one bedroom top floor apartment. Features include a re-fitted matte white kitchen, luxury re-fitted bathroom, bright and spacious lounge/diner. Perfect first-time or investment purchase. Benefiting from low service charges. Internal viewing highly recommended.

GUIDE PRICE  
**£190,000**

Ware  
**01920 412200**

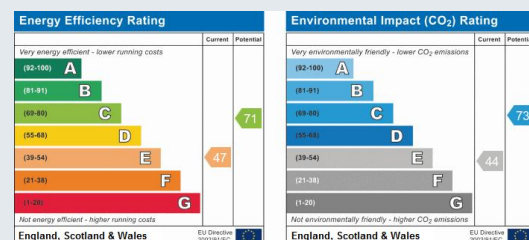
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## PROPERTY INSIGHT

Ensum Brown are truly delighted to offer for sale this superbly maintained and immaculately presented one bedroom top floor apartment. The property is bright, airy and spacious throughout and should be viewed internally to be fully appreciated.

Upon entering the apartment via the secure front door you are greeted by a bright entrance hall which features tiled flooring, a radiator, an excellent storage unit and a loft hatch providing access to a very handy large loft space ideal for storage. The present owner has cleverly adapted the entrance hall by removing a wall and it now has a very spacious feel and sets the tone for the rest of this wonderful property. Doors lead off to the bathroom and double bedroom with the entrance hall being open to the lounge/diner.

The lounge/diner is a delightful room with ample space for a dining table and chairs. Featuring wood effect flooring, a feature box double glazed window to rear aspect, radiator and TV point. There is also a deep storage cupboard housing a recently installed gas central heating boiler. This room is open to the superbly re-fitted kitchen which benefits from a comprehensive range of matte white wall and base units complemented by MDF worktops. There is also space for various appliances to include a tall fridge/freezer and automatic washing machine. Tower inset oven and gas hob. The double glazed window to front aspect allows a lot of natural light and this flows through to the lounge/diner.

The double bedroom is of a good-size and benefits from wood effect flooring and a double glazed window to rear aspect. The luxury re-fitted bathroom is superbly appointed and features fully tiled walls and flooring, three piece suite comprising low level flush WC, bath with chrome mixer tap and wash hand basin with space for a vanity unit underneath. There is also a wall-mounted white heated towel rail and an obscured double glazed window to the front aspect.

The property has approximately 93 years remaining on the lease, the annual service charge is approximately £712.00 with the annual ground rent £10.00. There is ample on-street parking available on a first come first served basis.

All in all this is a superbly presented turn-key property that would represent an ideal first-time or investment purchase.

## ROOM DIMENSIONS

Entrance Hall: 4.09m x 1.91m  
Bathroom: 2.04m x 1.83m  
Bedroom: 4.15m x 2.58m  
Lounge/Diner: 5.79m x 3.28m  
Kitchen: 3.16m x 2.18m

## LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers; the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town of Ware just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Hertford has a bustling high street and very much has a social 'café' culture. There are over 200 shops in the town centre, a mixture of high street chain stores, specialist shops, restaurants, hairdressers, banks and other retail services. One of the attributes that distinguishes Hertford from its larger neighbours is the number of independent traders and specialist shops in the town. The number of eateries is in excess of 40, ranging from Thai, through to Indian, Japanese and Italian, to fish & chips and kebabs. Befitting a market town, every Saturday there is a charter market in the town centre and a farmers' market every second Saturday of the month.

With regards to education, this is one of the biggest draws to the area. To name a few you have Simon Balle primary school through to sixth form, the prestigious Richard Hale secondary and sixth form college, Sele secondary school and then located within a few miles of Hertford and Ware you have private schools including Haileybury, St Edmunds College, Heath Mount and Duncombe schools.

If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!

