



Well Presented Two Bedroom Apartment

Good Rental Property

Allocated Parking Space

School Catchment Area

Close to Town Center.

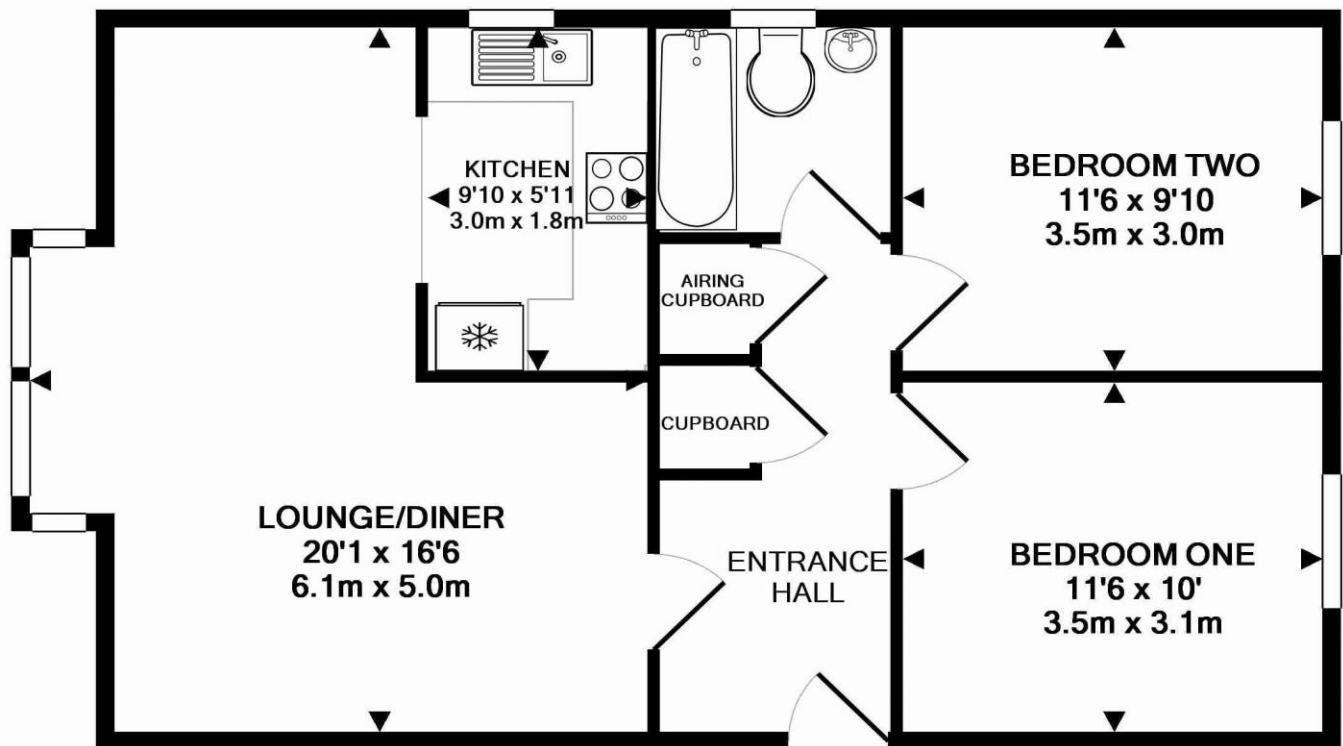
Chain Free



16 Ashbourne Gardens
Hertford, SG13 8BQ

**Offers in the Region
Of £299,000**

Unexpectedly back on the market New lease in the process of being granted * please ask for further details Thomas Childs and Co are delighted to bring to market this two bedroom apartment in a well kept apartment building situated on the sought after exclusive Ashbourne Gardens development in Hertford, CHAIN FREE The top floor apartment affords lovely views and comprises of two double bedrooms, a modern bathroom suite and an open plan spacious living/dining kitchen. It also benefits from an allocated parking space. Ashbourne Gardens is situated just off Mangrove Road and is very close to Simon Balle School - ranked outstanding by Ofsted - and within an easy walk of Hertford town centre. We anticipate a lot of interest in this apartment, please call to arrange a viewing *This apartment is in the process of having the lease extended to 171 years with a peppercorn ground rent*



TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy performance certificate (EPC)

16 Ashbourne Gardens HERTFORD SG13 8BQ	Energy rating C	Valid until: 31 October 2034
		Certificate number: 2834-1220-1409-0417-3226

Property type	Top-floor flat
Total floor area	63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance