



Goldings Hall

Goldens Way, Hertford, SG14 2WH

£4,750 Per Calendar Month



Unique four/five bedroom duplex apartment situated within this Grade II listed manor house set in 110 acres of magnificent parkland. This home is conveniently placed for Hertford town and its two railway stations, as well as good access to the excellent private and state schools in the area. The apartment offers over 2800 sq. ft of accommodation and benefits from a fully equipped open plan handcrafted kitchen/diner with 15ft ceilings, leading to an outstanding 32ft lounge featuring original wood panelling and feature fireplace. Additionally, the ground floor also benefits from a utility room and cloakroom.

The first-floor accommodation offers five double bedrooms, three of which have their own en-suite bathrooms, The principal bedroom also benefits from a walk-in wardrobe and the fifth bedroom is currently being utilised as a fully operational gym. Spacious landing along with a main family bathroom complete the first-floor features.

Further benefits include both gas central heating & underfloor heating operated via a Hive smart system, original features, entry phone system, secured underground parking for two vehicles with an electrical point, secure fob entrance leading to stunning communal entrances, use of the 110 acres of communal gardens with multiple sitting points and idyllic walks, easily accessed from an adjacent communal door.



Parking: Secure underground parking for 2 cars (no commercial vehicles)

Conditions: No pets. Feature fireplace

Council Tax Band: G

EPC Band: C

Service: Full Management

Tenancy Length: 12 months minimum

DEPOSIT

Traditional 6-week deposit: £6576.92

7 day Holding Deposit: £1096.15

REFERENCES

Please only enquire if you can pass the referencing criteria;

- Collective gross income: £142,500 PA
- No CCJ's, IVA's or history of bad credit
- Right to Rent in the UK
- Positive landlord reference (if applicable)
- Verified 12 months accounts (If self-employed)
- Please ensure you have the correct legal documentation for your Right To Rent check. EU & Non EU Citizens must provide a Share Code. British & Irish Citizens must provide a UK passport.

Please seek further advice on a 'self-employed' basis. Income must be UK based.

Accreditations & Affiliations

The Property Redress Scheme (PRS024650)

Client Money Protection: Client Money Protect (CMP007035)

The Guild of Lettings & Management (CF445)

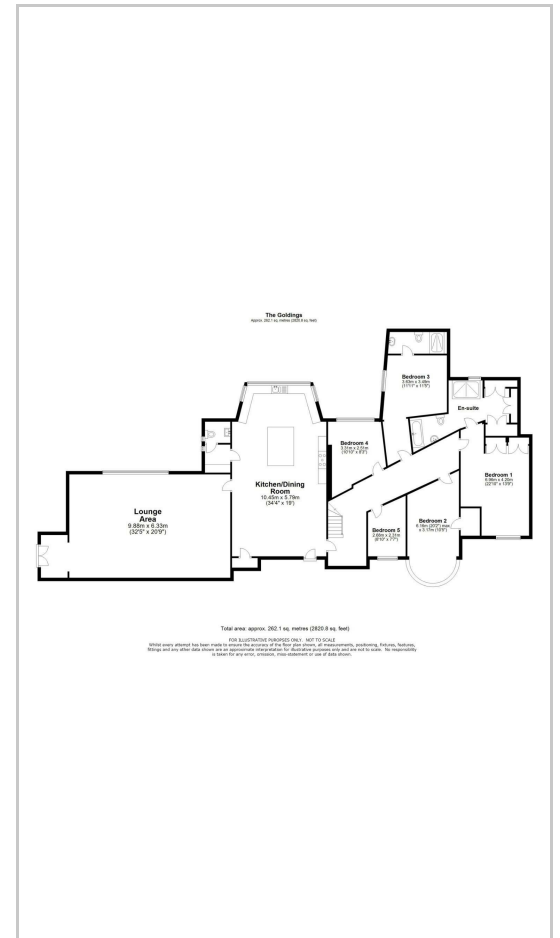
Buy with Confidence - Approved by Trading Standards (811/56201)

National Residential Landlord Association (2004505)

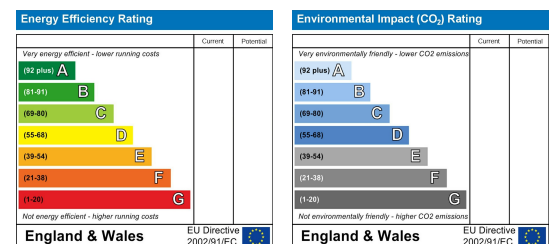
Area Map



Floor Plans



Energy Efficiency Graph



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