

# Jonathan Hunt

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**7 Kingsmead Court Constables Way, Hertford, SG13 7LR**

**£332,500**

**CHAIN FREE** - JONATHAN HUNT are pleased to offer this bright and spacious second floor apartment located just a short walk from Hertford town and Station. The property features **TWO DOUBLE BEDROOMS**, Ensuite to master bedroom and gas central heating. Originally purchased off plan by the current owner the property benefits from a South/Westerly aspect to the Living room and balcony. Further benefits include double glazed windows, allocated parking and communal gardens.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



## 7 Kingsmead Court Constables Way, Hertford, SG13 7LR

**DINING**



**LIVING**



**ENTRANCE HALLWAY**



**BEDROOM TWO 12'2" x 9'3" (3.71 x 2.83)**



**LIVING/KITCHEN 23'1" x 12'9" (7.06 x 3.89)**



**BEDROOM ONE 12'2" x 9'3" (3.71 x 2.83)**





## 7 Kingsmead Court Constables Way, Hertford, SG13 7LR

**ENSUITE**



**BALCONY**



**BATHROOM**



**INNER HALLWAY**



**KITCHEN**



**LIFT ACCESS**



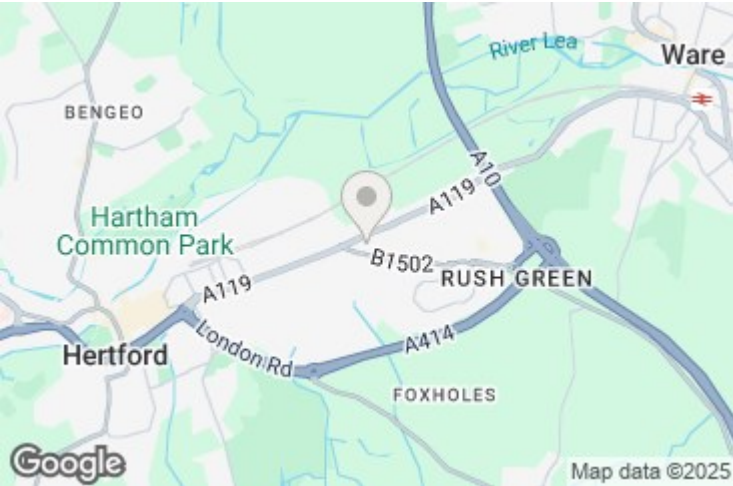
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ALLOCATED PARKING




EXTERIOR

COUNCIL TAX BAND - D



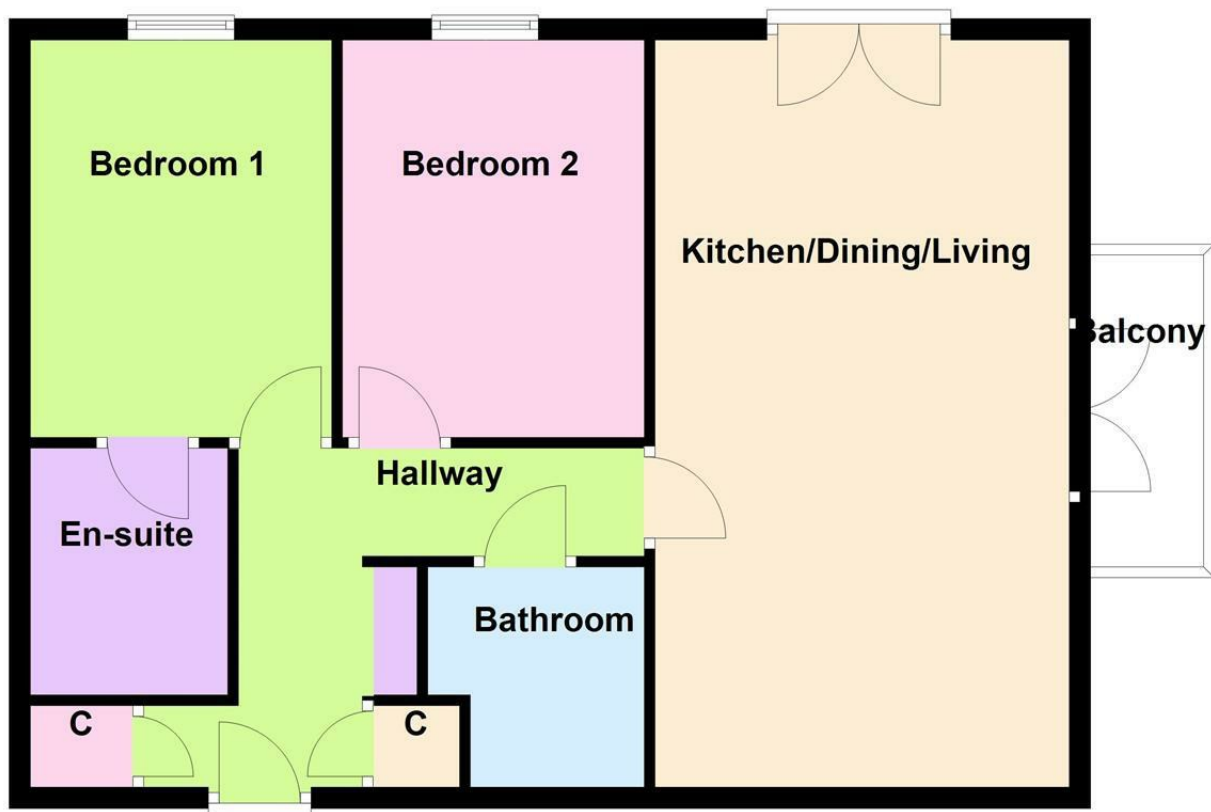
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 



## Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.