

LEASEHOLD



Apartment

# 44 CONSTABLES WAY, HERTFORD, SG13 7AF

Guide Price

# £285,000

## FEATURES

- Chain Free
- Lift Access
- Secure Allocated Parking
- Gas Central Heating
- Stunning One Bedroom Top Floor Apartment
- Private Sunny Roof Terrace
- Walking Distance To Town Centre & Hertford East BR
- Long Lease



# 1 Bedroom Apartment located in Hertford

**\*\*CHAIN FREE\*\*** - A beautifully-presented one bedroom apartment located on the top floor of this modern development featuring a private roof terrace.

Call us on  
**0199 253 2222**

[info@abelestateagent.co.uk](mailto:info@abelestateagent.co.uk)  
[www.abelestateagent.co.uk](http://www.abelestateagent.co.uk)

**Council Tax Band**  
**B**



**Constables Way**

Approximate Gross Internal Floor Area : 49.80 sq m / 536.04 sq ft  
(Excluding Terrace)

Illustration for identification purposes only, measurements are approximate, not to scale.

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  | <b>83</b>               | <b>83</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>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

