




 Steven Oates

Henmarsh Court, Hertford
£1,850 pcm

Steven Oates are pleased to offer this stunning two double bedroom ground floor apartment within an exclusive and prestigious modern development in Balls Park and enjoys French doors onto communal gardens. The apartment offers lavish fittings and fixtures such as high ceilings, underfloor heating, security entry video systems and the most beautiful decor. The open plan living combines the lounge, dining area and the kitchen/breakfast area with integrated appliances and granite work surfaces. There are two bright double bedrooms which have views over the communal grounds. The en-suite to master bedroom and guest bathroom are fitted with a range of high quality sanitary and chrome mixer fittings. Quality continues outside with well-tended, landscaped grounds, including lawn and planted areas, seating areas and pathways. The apartment has two allocated and secure private parking spaces. Offered unfurnished and available beginning of October.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.