



Steven Oates are delighted to offer for rental this beautifully presented two bedroom duplex apartment located in this former Manor House. The property offers a great combination of character features with modern décor and offers accommodation to include a large living dining room, modern fitted kitchen with integrated appliances, and large modern bathroom. The property offers two large double bedrooms including a loft bedroom with bathroom facilities.


Externally the property sits in well maintained grounds with communal parking and is situated within easy access to Hertford Town Centre and walking distance to the Kings Meads Nature Reserve. The property is available end of June.





Approximate Gross Internal Area 1013 sq ft – 94 sq m
First Floor Area 617 sq ft – 57 sq m
Second Floor Area 396 sq ft – 37 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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.