



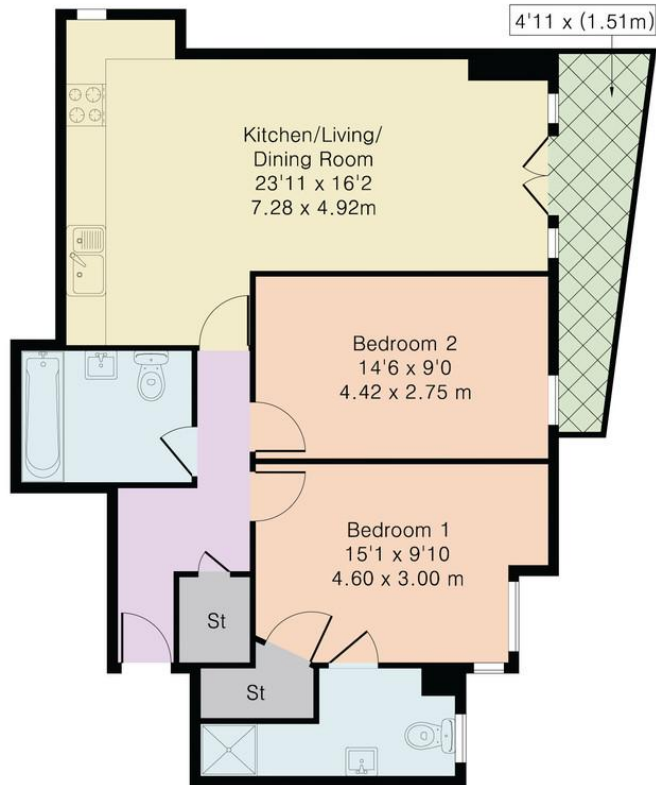
Steven Oates are delighted to offer this exceptional two-bedroom two-bathroom apartment which is situated on the first floor of this private sought-after development. This light and airy apartment benefits from being one of the largest units and offers modern and spacious accommodation throughout, including an entrance hall, two double bedrooms, en-suite, family bathroom and a stunning open plan double-aspect kitchen/living room. The French doors lead straight onto the sizeable, recessed balcony which is positioned at the rear of the building, offering a pleasant and peaceful courtyard setting. Externally, this property benefits from well-kept communal areas, lifts to all floors and secure allocated parking which has private gated access. The property is conveniently located for Hertford East Station, local shops, and amenities.

Available now, unfurnished.

£1,700 pcm



Approximate Gross Internal Area 776 sq ft – 72 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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





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.