



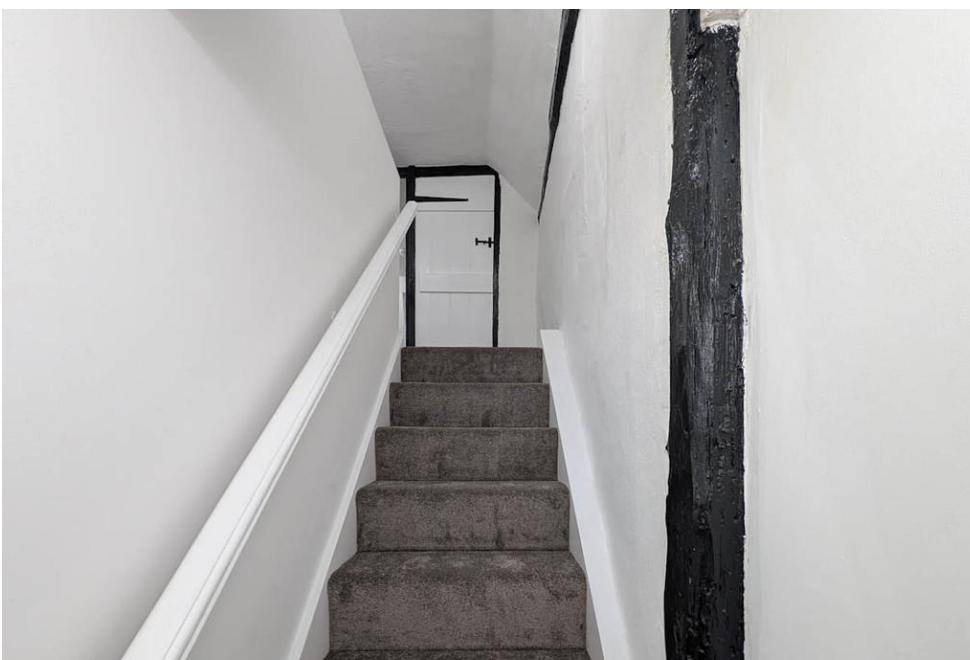
Steven Oates

Old Cross, Hertford
£1,500 pcm

Steven Oates are pleased to offer this exceptionally spacious, newly refurbished, town centre duplex apartment with period features. This beautiful character home compromises a large entrance hall, fitted kitchen/diner, lounge with ornamental feature fireplace, good sized bathroom with shower, two double bedrooms upstairs, gas central heating and set in a private courtyard in the town centre with one allocated parking space. Only a short walk to Hertford North, Hertford East and the rest of Hertford's local amenities. The property is offered unfurnished and available now.





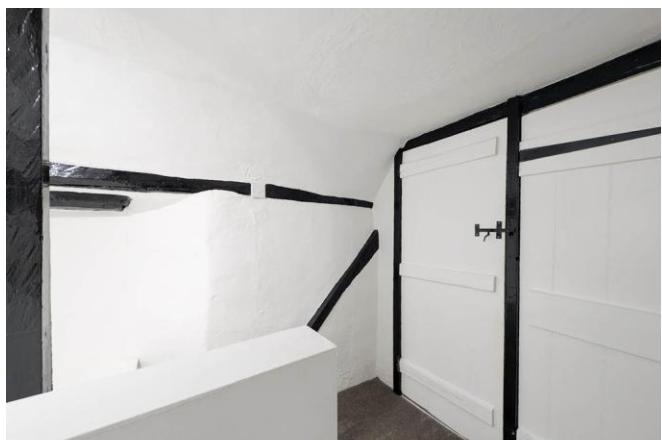


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	71	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.