



Elliot Heath
ESTATE AGENTS

Flat 2, Tanners Court, 53 St. Andrew Street

Guide Price **£225,000**

Flat 2

Tanners Court, Hertford

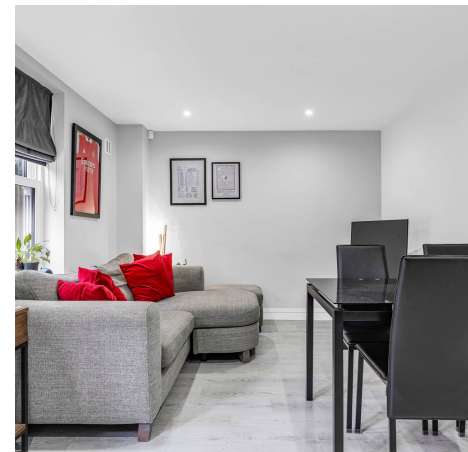
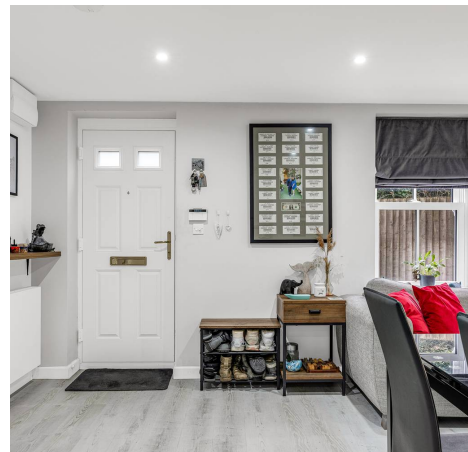
1 bed apartment with private entrance, courtyard garden in small development near Hertford town centre. Upgraded with lounge, integrated kitchen, modern bath, parking, long lease. Close to shops, station. Call 01920 293333.

Council Tax band: TBD

Tenure: Leasehold

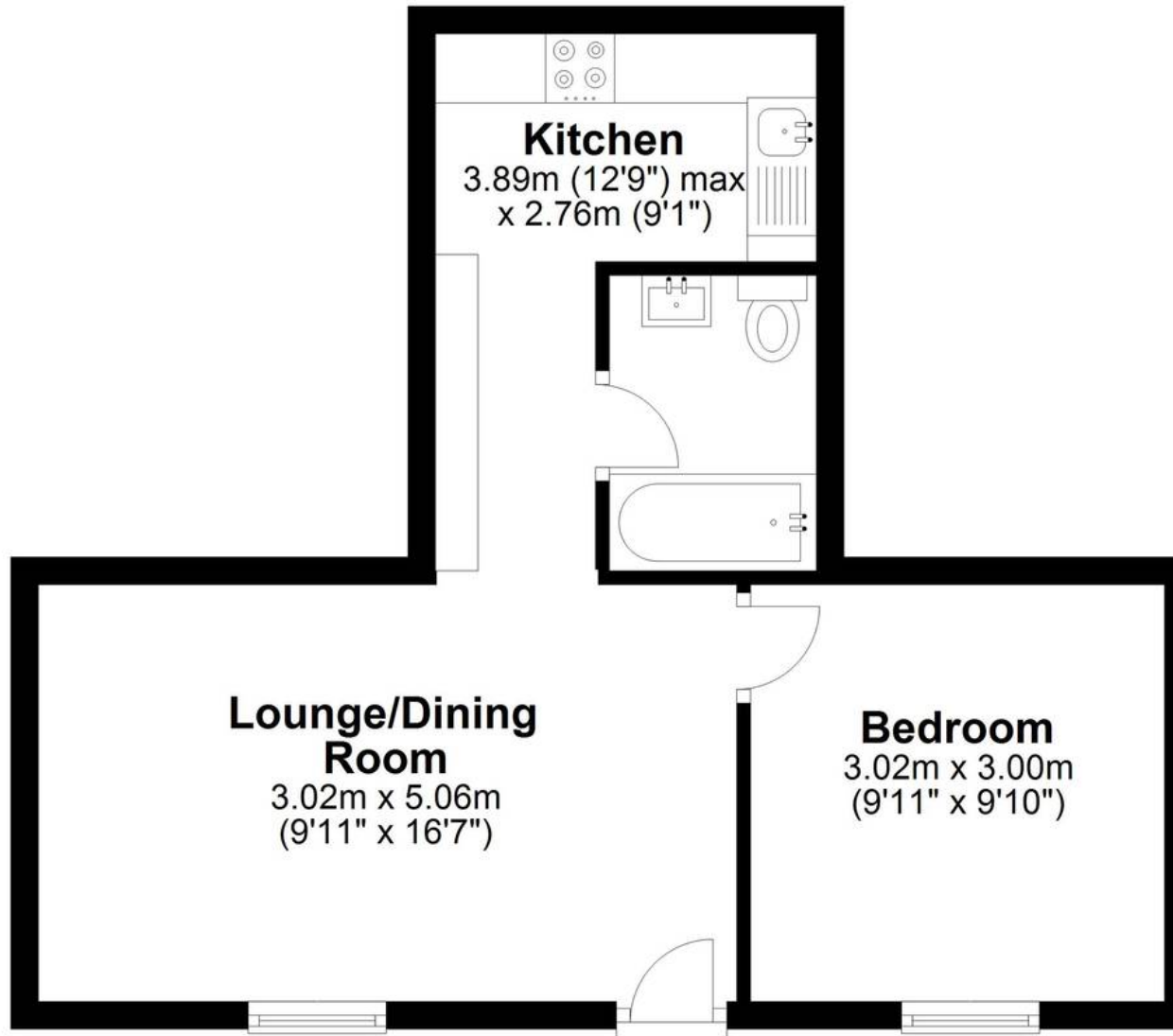
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor

Approx. 35.7 sq. metres (383.8 sq. feet)



Total area: approx. 35.7 sq. metres (383.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Private front entrance door to:

Lounge/Dining Room

9' 11" x 16' 7" (3.02m x 5.06m)

With double glazed sash window to front aspect, radiator, wood effect flooring, open to:

Kitchen

12' 9" x 9' 1" (3.89m x 2.76m)

Fitted with a modern range of high gloss units with work surfaces over incorporating a sink and drainer unit, integrated appliances, wood effect flooring, door to:

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled walls, wood effect flooring, chrome heated towel rail.

Bedroom

9' 11" x 9' 10" (3.02m x 3.00m)

With double glazed window to front aspect, radiator, wood effect flooring.





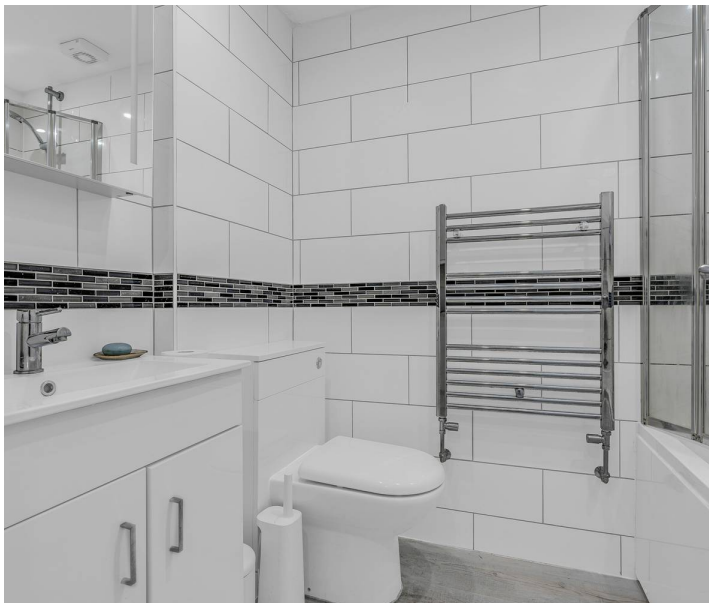
GARDEN

Private courtyard garden to the front of the property.

ALLOCATED PARKING

1 Parking Space

Allocated parking space.





Elliot Heath Estate Agents

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