



**Elliot Heath**  
ESTATE AGENTS

Flat 8, Bramfield Court Windsor Drive, Hertford

Guide Price £230,000



## Flat 8

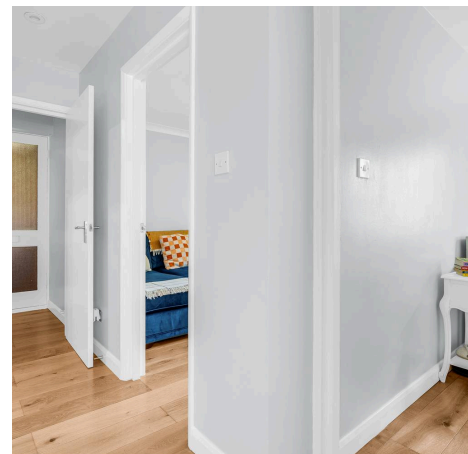
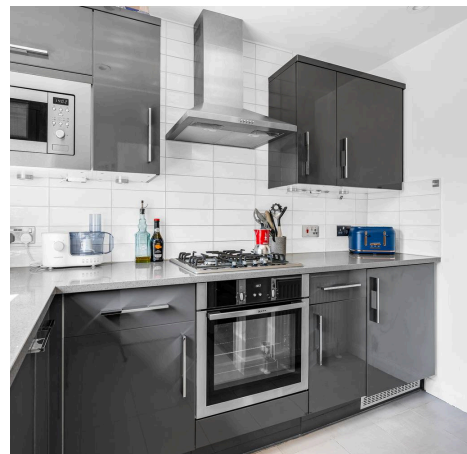
Bramfield Court Windsor Drive, Hertford

Stylish 1-bed apartment on Hertford's west side. Reception room, double bedroom, modern kitchen, walk-in shower. Close to shops & station. Secure entry, gas heating, parking. Call 01920 293333. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





### First Floor

Total Area: 40.3 m<sup>2</sup> ... 434 ft<sup>2</sup>

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.

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**Communal Entrance Hall**

With stairs to the private entrance door to:

**Entrance Lobby**

With wood flooring and door to:

**Entrance Hall**

With secure entryphone system, wood flooring, radiator, large built in storage cupboard, doors to:

**Living Room**

11' 5" x 10' 11" (3.48m x 3.32m)

With double glazed window, radiator and wood flooring.

**Kitchen**

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, fully integrated, wall mounted boiler, tiled splash back areas, tiled flooring.

**Bedroom**

10' 7" x 9' 1" (3.22m x 2.77m)

With double glazed window, radiator, wood flooring, fitted wardrobe cupboards.

**Shower Room**

Fitted with a suite comprising large walk in shower, vanity unit with inset wash hand basin, concealed cistern wc, fully tiled, heated towel rail.







## ALLOCATED PARKING

1 Parking Space

Allocated parking space and ample visitor parking







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)