



**The Stables**  
Balls Park, Hertford, SG13 8FP  
Offers in excess of £275,000





# Balls Park, Hertford, SG13 8FP

Greenhill Estates are delighted to bring to market this rarely available CHAIN FREE luxurious first floor apartment forming part of an impressive period conversion situated within the prestigious Balls Park Estate.

The Stables is finished to a superb standard throughout comprising of a large master bedroom, spacious living/dining area, fully fitted kitchen and a luxurious bathroom. The property also benefits from having many period features such as high ceilings, sash windows, cast iron radiators and oak hardwood flooring throughout. This property also has exclusive access to the Mansions private gardens along with 63 acres of communal parkland. The current owner has also recently installed a brand new boiler. If you're looking for a mix of character and contemporary this property is one not to be missed and viewing is highly recommended.

## Location:

Located on the outskirts of Hertford Town, Balls Park is accessed via a grand gated entrance. As you approach the heritage estate you are surrounded by 63 acres of Grade II communal parkland which the



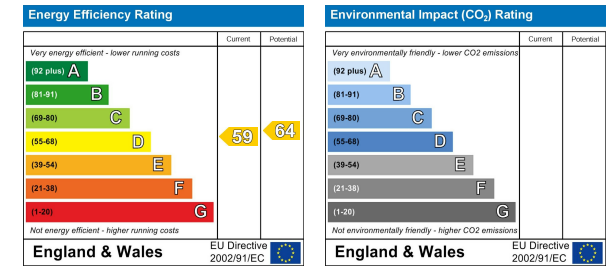
## Area Map



## Floor Plan



## Energy Efficiency Graph



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