



Flat 4, Cambridge House
6 Bluecoats Avenue | Hertford | Hertfordshire | SG14 1PB

FINE & COUNTRY



An impressive, rarely available, exquisitely remodelled and upgraded show room style apartment centrally located in the popular Bluecoats Avenue in Hertford's Town Centre.

The current owner has had this apartment meticulously finished to an extremely and unusually high standard with no expense spared, a superb and high spec open plan kitchen/lounge, two perfectly proportioned bedrooms along with a stunning and luxury bathroom suite and outstanding shower room make up the accommodation of this extraordinary luxury apartment.



STEP INSIDE

Flat 4, Cambridge House

Occupying the central part of the apartment and measuring in excess of 38 x 19 feet is the dual aspect open plan kitchen and living area, a true masterpiece and well designed area that works perfectly in every capacity. On entry there is a library and bar area with bespoke cabinetry either side with plenty of space for additional furniture to sit back and relax in. A striking blue monolith wall gives part separation to the living area without compromising on space, the wall houses a gel flamed fireplace and sunken TV with sound bar and surround sound for the TV. The living area is an excellent size which can accommodate plenty of sizable furniture. Moving past this is the breath-taking TM Italia Cucine kitchen which has been designed by Lauren Nicholas, it features a central island with a Gaggenau hob and Bora downdraft extractor, sink with hot tap mixer, counter units finished in oxidised copper, natural stone work tops and a cantilevered table in bronze Amani stone, perfect for entertaining on. In addition there is a Gaggenau oven, full height wine cooler, full height fridge freezer and more fitted units and an additional utility sink.

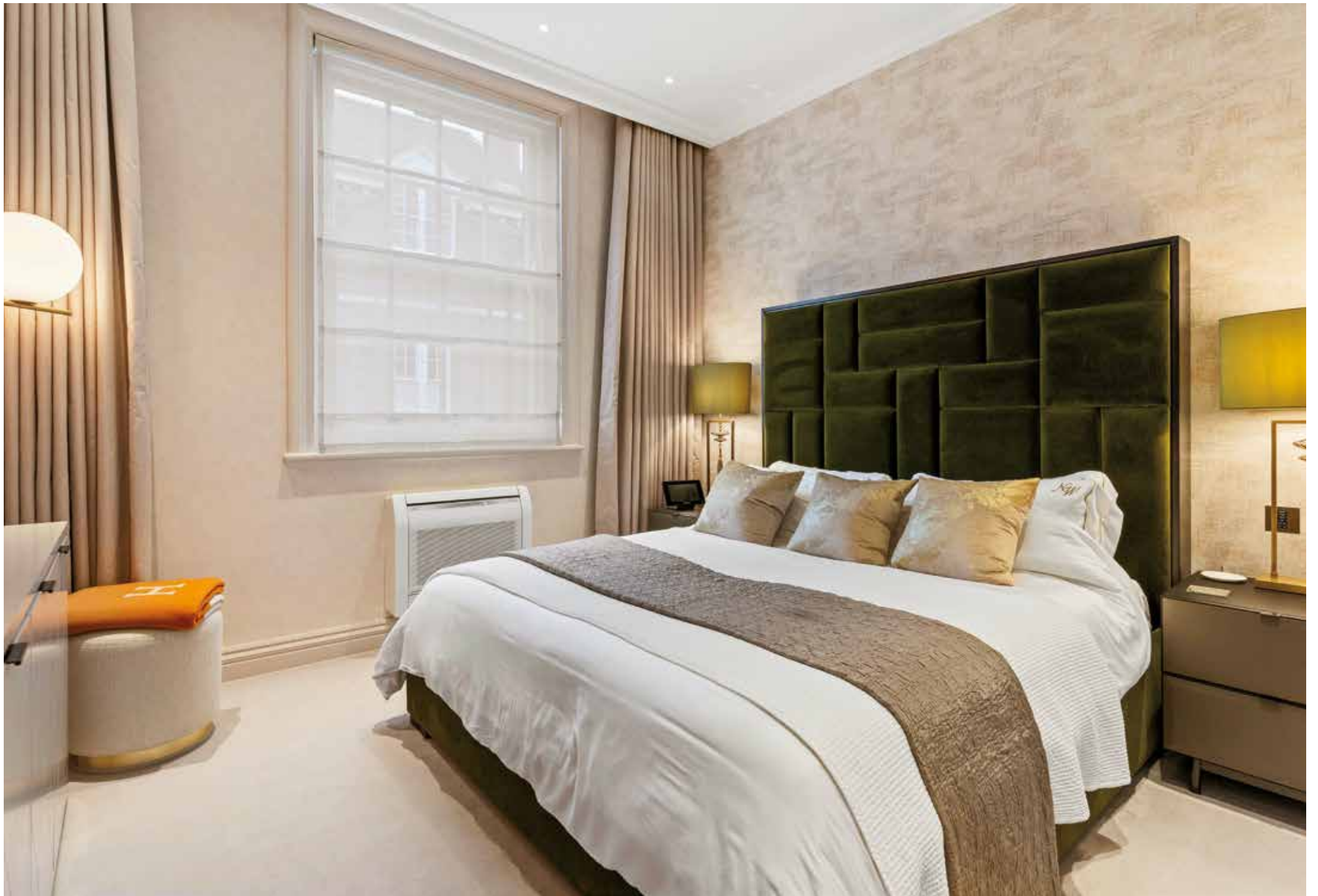


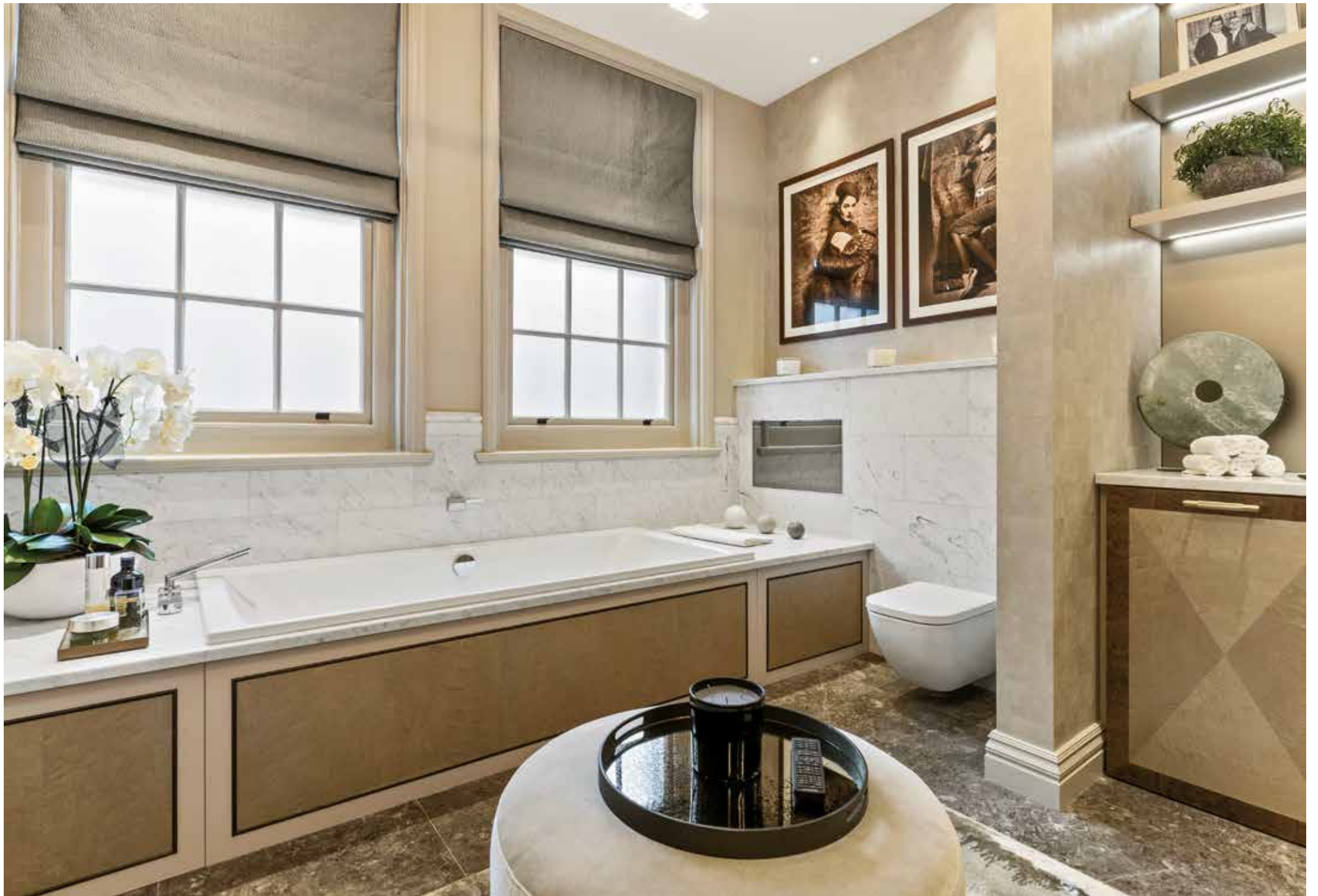
Both bedrooms are well proportioned and have been finished to exacting standards through out with the main room being air conditioned and having the main bathroom opposite, this room is of particular note with its marbled flooring, double sink vanity unit and large bespoke panelled bath with fitted TV screen in the wall. The second bedroom has a well-appointed shower room opposite with marbled floors continuing, mood style lighting and music on entry.

The lighting, underfloor heating, audio, blinds and curtains are controlled via a Crestron Home tablet.















STEP OUTSIDE

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The communal entrances are immaculately kept and entry is gained via an intercom system at the main entrance, there are 2 allocated parking spaces for this apartment and in addition there are two separate entrances to the apartment.

Location

The property is perfectly located within the vibrant county town of Hertford. There is a superb selection of shops, pubs, popular restaurants and riverside walks all within easy reach. Either side of Bluecoats Avenue is a Tesco and a Marks and Spencer supermarket. Hertford East Station is a matter of meters away and will take you to London's Liverpool street via Tottenham Hale, the A10 Great Cambridge Road is easily accessible and for the international commuter, Stanstead, Luton or City Airport are within an hour's reach.

INFORMATION

EPC Rating: D

Council Tax Band: E

Local Authority: East Hertfordshire District Council

Tenure: Leasehold - 117 Years remaining.

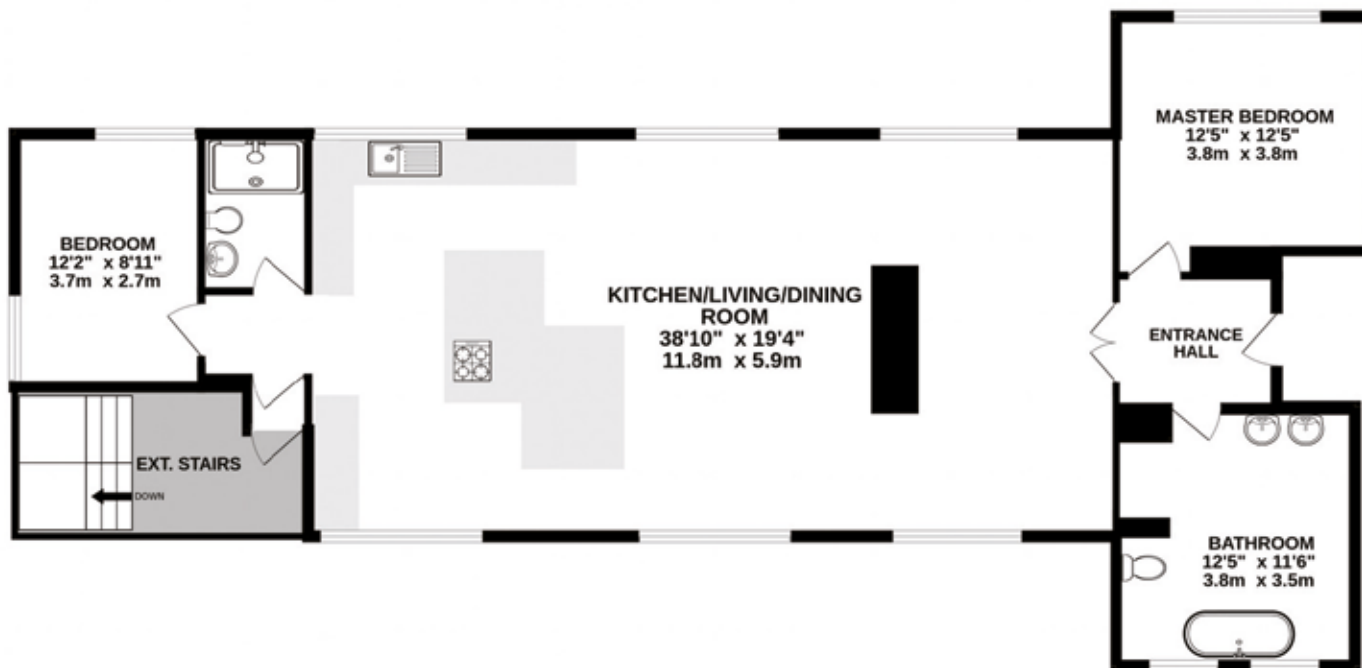
Service Charge: £4358 per annum

Ground Rent: £300 per annum



Offers over £750,000

4 CAMBRIDGE HOUSE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 10880001 Registered Office: The Elms, Aspenden, Buntingford, Hertfordshire, England, SG9 9PG. Printed



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