



**Constables Way, Hertford, SG13 7AF**



## Welcome to Constables Way, Hertford

Welcome to this larger-than-average one double bedroom top-floor apartment, exuding a bright and spacious airy feel. The modern apartment boasts an open-plan kitchen/living/dining area, complete with built-in appliances, ensuring a seamless living experience. Ample natural light floods the space, creating a warm and inviting atmosphere. The double bedroom features built-in wardrobes, providing ample storage. A sleek, contemporary bathroom adds to the apartment's appeal. Situated in a sought-after development, this property is within walking distance to Hertford town centre and the Hertford East railway line, offering convenience and excellent transport links. Additional benefits include a long lease, allocated underground parking, double glazing, and central heating. This apartment perfectly combines modern living with prime location advantages.



## -Accommodation Overview-

### Entrance Hall:

Storage cupboard, radiator.

### Kitchen/Living Room:

17' 8" max x 14' 9" into bay window ( 5.38m max x 4.50m into bay window )

Velux window and double-glazed window, laminate flooring, radiator.

### Kitchen:

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated dishwasher, Velux window.

### Bedroom One:

15' 1" into wardrobe x 8' 9" max ( 4.60m into wardrobe x 2.67m max )

Double glazed window, Velux window, fitted wardrobes, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, Velux window.

## -Exterior-

### Communal Gardens

### Parking:

Underground parking for one car.



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## **Constables Way, Hertford**

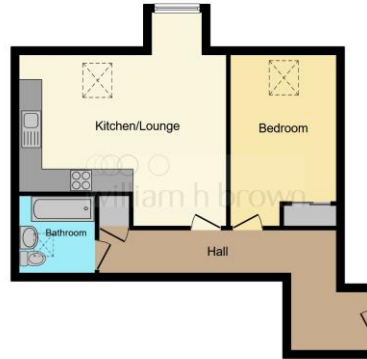
- One Double Bedroom Top Floor Flat
- Underground Allocated Parking Space & Visitor Parking Bays
- Open Plan Kitchen/Living Room
- Bright & Spacious
- Fitted Bathroom

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide Price

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107489 - 0004

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