



Constables Way, Hertford, SG13 7AF



Welcome to Constables Way, Hertford

This stunning top-floor penthouse apartment boasts two generously sized double bedrooms and offers an expansive, bright, and airy living space. The open-plan living and dining area flows seamlessly into a modern kitchen, fully equipped with a range of built-in appliances. Ample storage solutions are thoughtfully integrated throughout, including a private boarded loft. The master bedroom enjoys the luxury of an en-suite, while the second bedroom has access to a sleek, well-appointed family bathroom. One of the apartment's standout features is its private and secluded balcony, offering direct outdoor access and a perfect space to relax. Further benefits include a long lease, allocated underground parking, and proximity to Hertford town, Hertford East railway station, and local schools-all within walking distance, making it ideal for both commuters and families.



-Accommodation Overview-

Entrance Hall:

Two storage cupboards, door to all rooms, radiator.

Lounge/Diner:

21' 10" max x 13' 6" into bay window (6.65m max x 4.11m into bay window)

Double glazed bay window to rear, double glazed window to side aspect, storage cupboard, opens to kitchen.

Kitchen:

11' 9" max x 7' 4" into bay window (3.58m max x 2.24m into bay window)

Fitted wall and floor units with granite 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, integrated washing machine, double glazed bay window to side aspect.

Bedroom One:

10' 10" max x 9' 11" max (3.30m max x 3.02m max)

Double glazed patio doors leading to private balcony, door to en-suite shower room, radiator.

-Private Balcony-

Views Across Hertford.

En-Suite Shower Room:

Shower cubicle with wall mounted shower over, pedestal wash hand basin with mixer tap, WC, tiled walls, chrome heated towel rail, wall mounted mirror,

Bedroom Two:

15' 6" into bay window x 10' 9" max (4.72m into bay window x 3.28m max)

Double glazed bay window to rear aspect, radiator.

Bathroom:

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

-Exterior-

Parking:

Underground parking space.



Welcome to Constables Way, Hertford

- Two Bedroom Top Floor Apartment
- Allocated Underground Parking Space
- Open Plan Lounge/Diner
- En-Suite To Bedroom One
- Family Bathroom
- Short Walk To Hertford East Train Station & Town Centre
- Long Lease

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107546 - 0001

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