



Henmarsh Court, Balls Park HERTFORD SG13 8FB

Welcome to Henmarsh Court, Balls Park HERTFORD

A beautifully presented two double bedroom apartment set in the prestigious development of Balls Park. The property is in excellent condition throughout and offers a bright, airy and spacious living room, modern fitted kitchen, modern fitted bathroom and an en-suite to the master bedroom. Henmarsh Court forms part of 67 acres of managed parkland ideal for nature enthusiasts and dog walkers and has superbly maintained communal gardens and gated parking. The A10 and A414 road networks are within a short drive providing access to central London, whilst Hertford East and Hertford North train networks are easily accessible providing services to London Liverpool Street, Tottenham Hale and Moorgate. An internal viewing is highly recommended.



-Accommodation Overview-

Entrance Hall:

Double glazed window to front aspect, large storage cupboard.

Kitchen/Lounge/Diner:

19' 6" x 10' 9" (5.94m x 3.28m)

Double glazed window to rear aspect, radiator, under floor heating.

Kitchen Area:

Fitted wall and base units with work surface over, one and half bowl stainless steel sink unit with mixer tap over, electric hob with built in oven beneath, extractor canopy over, built in microwave, integrated fridge freezer.

Bedroom One:

11' 6" x 10' 3" (3.51m x 3.12m)

Double glazed window to rear aspect, built in wardrobes.

En-Suite Shower Room:

Shower cubicle with wall mounted shower over and glass screen, wash hand basin with mixer tap over, WC, chrome heated towel rail, extractor fan, tiled floor.

Bedroom Two:

10' 8" x 10' 1" (3.25m x 3.07m)

Double glazed window to front aspect, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower attachment over, wash hand basin with vanity unit under, tiled floor, WC, partly tiled walls.

-Exterior-

Communal Gardens

Parking:

Allocated parking space.



check out more properties at williamhbrown.co.uk

Welcome to

Henmarsh Court, Balls Park HERTFORD

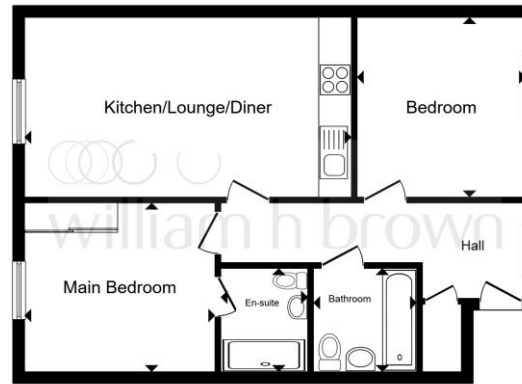
- Two Double Bedroom Apartment Located In The Prestigious Balls Park
- A Modern Fitted Kitchen Area
- A Modern Fitted Bathroom And En-Suite
- Gated Security Parking Within The Grounds Of The Apartments

Tenure: Leasehold **EPC Rating:** C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£365,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
HFD106234 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk