



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



## Welcome to Constables Way, Hertford

Set within a sought-after modern development close to Hertford town centre (20 min walk) Hertford East railway station, and a range of local shops and schools, this beautifully presented first-floor apartment offers stylish and comfortable living in an exceptionally convenient location. The property boasts a light-filled, dual-aspect open-plan kitchen and living area, perfect for entertaining or relaxing, with direct access to a private balcony offering open views. The sleek, contemporary kitchen is well-equipped and seamlessly integrated into the living space, enhancing the apartment's modern appeal. There are two generously sized double bedrooms, both featuring fitted wardrobes. Bedroom two further benefits from its own private balcony, creating a quiet retreat or additional outdoor space to enjoy. A modern four-piece family bathroom provides luxury and practicality, while the apartment also offers ample storage throughout. Additional features include: Double glazing and gas central heating for year-round comfort, Allocated underground parking and separate visitor parking and well-maintained communal areas and grounds.





## -Accommodation Overview-

### Communal Entrance:

Entrance is via a secure private system, lift to all floors, stairs to all floors.

### Open Plan Lounge / Kitchen:

24' 8" x 9' 10" (7.52m x 3.00m )

Double glazed patio doors leading to balcony, double glazed window, radiator.

### Kitchen Area:

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, four ring gas hob with oven beneath and extractor canopy over, space for washing machine, space for fridge, double glazed window.

### Bedroom One:

14' 9" x 10' 5" ( 4.50m x 3.17m )

Two double glazed windows to side aspect, fitted wardrobes, radiator.

### Bedroom Two:

14' 7" excluding alcove x 7' 6" ( 4.45m excluding alcove x 2.29m )

Double glazed patio doors leading to balcony, carpet, radiator.

### Bathroom:

Four-piece suite comprising of panel enclosed bath with taps over, shower cubicle with wall mounted shower over, wash hand basin, WC, tiled walls, tiled floor, chrome heated towel rail.

## -Exterior-

### Parking:

Allocated secure underground parking space and separate visitor bays.



## Welcome to Constables Way, Hertford

- Two Double Bedroom Apartment
- Two Balconies
- Open Plan Living / Dining Area
- Close To Hertford East Train Station (20 Mins Walk)
- Secure Gated Underground Parking Space
- Lift Access
- Modern Four Piece Family Bathroom
- Allocated Secure Parking Plus Visitor Bays

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1800.00 Ground Rent: 300.00

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.



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). Powered by www.focalagent.com



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