



Harrington Court, Hertford Heath, Hertford SG13 7QT

Welcome to Harrington Court, Hertford Heath Hertford

A well-proportioned two double bedroom top floor apartment ideally situated in the sought-after village of Hertford Heath. This bright and spacious home offers a generous living/dining room, two well-sized double bedrooms and family bathroom. This bright and spacious home offers a generous living/dining room filled with natural light, thanks to its dual aspect windows which also provide stunning views across open fields. The property further comprises a fitted kitchen with a separate large larder and two well-sized double bedrooms.



-Accommodation Overview-

Entrance Hall:

Two storage cupboards, loft hatch.

Lounge:

15' 9" x 10' 4" (4.80m x 3.15m)

Double glazed window to rear & side aspect, radiator.

Dining Area:

8' 7" x 7' 9" (2.62m x 2.36m)

Double glazed window to front aspect, radiator.

Kitchen:

8' 7" x 8' 4" (2.62m x 2.54m)

Fitted wall and floor units with work surface over, one and half stainless-steel sink unit with mixer tap over, space for cooker, plumbing for washing machine, plumbing for dishwasher, storage cupboard/larder, double glazed window to front aspect.

Bedroom One:

12' 7" x 9' 8" excluding wardrobe (3.84m x 2.95m excluding wardrobe)

Double glazed window to rear aspect, fitted wardrobe, storage cupboard, radiator.

Bedroom Two:

12' 8" max x 8' max (3.86m max x 2.44m max)

Double glazed window to rear aspect, storage cupboard, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin, WC, fully tiled walls and flooring, radiator, obscure double glazed window to front aspect.

-Exterior-

Communal Gardens

Communal gardens located to the rear of the property.



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Welcome to Harrington Court, Hertford Heath Hertford

- Two Double Bedroom Top Floor Apartment
- Beautiful Location Of Hertford Heath
- Family Bathroom
- Loft Space & Good Storage
- Communal Gardens

Tenure: Leasehold

EPC Rating: C

Council Tax Band: B

Service Charge: £1056.00 yearly

Ground Rent: 10.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Oct 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£269,500



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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Property Ref:
HFD108018 - 0002

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