



Constables Way, Hertford SG13 7AF

Welcome to Constables Way, Hertford

A larger-than-average, bright, and well-presented two double bedroom, two bathroom first-floor apartment offering spacious living throughout. The modern lounge features a dual-aspect bright living area with direct access to a private balcony, perfect for enjoying views over the communal gardens. The apartment also includes a modern kitchen with built-in appliances, two double bedrooms (the master with an en-suite double shower), and fitted wardrobes in both bedrooms. A separate modern family bathroom completes the accommodation. Additional benefits include an extended lease and allocated underground parking. Conveniently located within walking distance to Hertford East railway station, Hertford town centre, as well as local schools and shops, this apartment offers a perfect combination of comfort, style, and convenience.



-Accommodation Overview-

Communal Entrance

Staircase and lifts to all floors.

Entrance Hall:

Two storage cupboards, entry phone system, radiator.

Lounge:

14' 4" x 10' 6" (4.37m x 3.20m)

Double glazed doors leading to own balcony to front aspect, double glazed window to side aspect, radiator.

Kitchen:

8' 8" x 8' 8" (2.64m x 2.64m)

Fitted wall and base units with work surface over, one and half stainless-steel sink unit, electric hob with oven beneath and extractor canopy over, integrated dishwasher, integrated washing machine, integrated fridge freezer.

Bedroom One:

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

En-Suite Shower Room:

Double shower cubicle with wall mounted shower unit, wash hand basin with mixer tap over, WC, radiator.

Bedroom Two:

15' 3" x 7' 5" (4.65m x 2.26m)

Double glazed doors leading to Juliette balcony, built in wardrobes, carpet.

Bathroom:

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

-Exterior-

Communal Gardens

Parking:

One allocated parking space plus visitor parking.



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welcome to

Constables Way, Hertford

- Two Bedroom, Two Bathroom Apartment
- Underground Parking Available
- Fitted Modern Kitchen
- En-Suite Shower Room To Bedroom One
- Ideal Location For Hertford Town

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1500.00

Ground Rent: 300.00

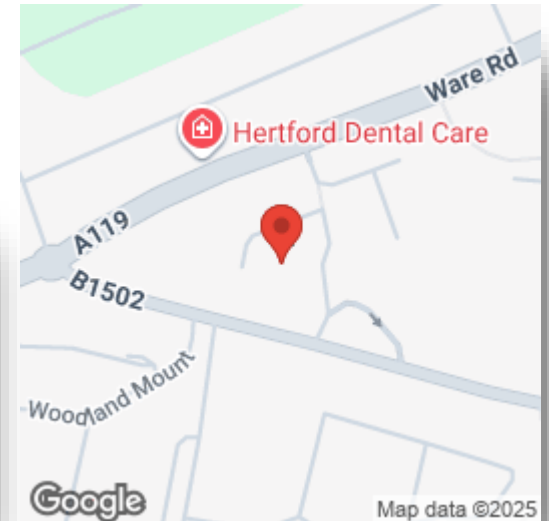
This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013.

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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Property Ref:
HFD108040 - 0001

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