



Constables Way, Hertford, SG13 7AF

Welcome to Constables Way, Hertford

A beautifully presented two double bedroom second-floor apartment situated in a modern and sought-after development within easy walking distance of Hertford East railway station, Hertford town centre, and local schools. This bright and spacious apartment is larger than average and features a stunning open-plan, dual-aspect living/kitchen/dining area with direct access to its own private balcony-perfect for relaxing or entertaining. The modern kitchen comes complete with integrated appliances and ample storage space. Both double bedrooms are well-proportioned, while the property also offers a stylish family bathroom finished to a high standard.



-Accommodation Overview-

Entrance Hall:

Storage cupboard.

Open Plan Lounge/Kitchen:

24' 8" x 9' 7" (7.52m x 2.92m)

Double glazed window and doors to private balcony, radiator.



Kitchen Area:

Fitted wall and floor units with work surface over, sink unit with mixer tap over, gas hob with oven and extractor fan, integrated dishwasher, integrated fridge freezer, double glazed window.

Bedroom One:

14' 6" x 10' 2" (4.42m x 3.10m)

Double glazed window, radiator.



Bedroom Two:

14' 6" x 7' 8" (4.42m x 2.34m)

Double glazed patio doors to balcony, radiator.

Bathroom:

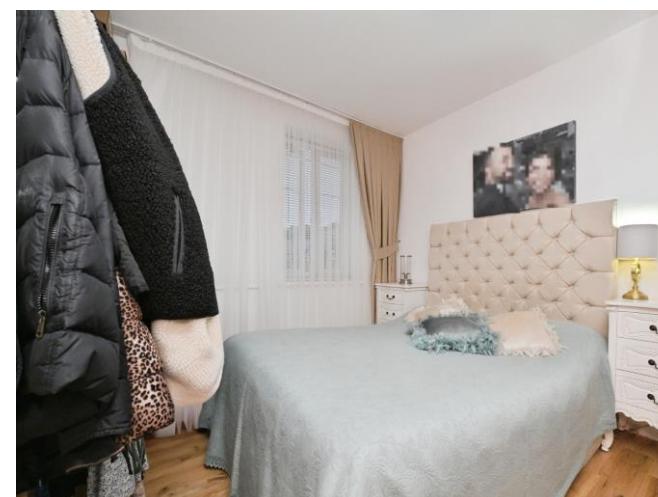
Four-piece suite comprising of panel enclosed bath with mixer tap over, shower cubicle, wash hand basin, WC, partly tiled walls.

-Exterior-

Parking:

Allocated parking space.

Communal Gardens



view this property online williamhbrown.co.uk/Property/HFD108048

Welcome to Constables Way, Hertford

- Spacious Two Double Bedroom Apartment
- Four-Piece Bathroom
- Two Balconies
- Desirable Modern Development
- Open Plan Lounge / Kitchen

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D

Service Charge: £1,600.00 yearly

Ground Rent: 300.00 yearly

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.

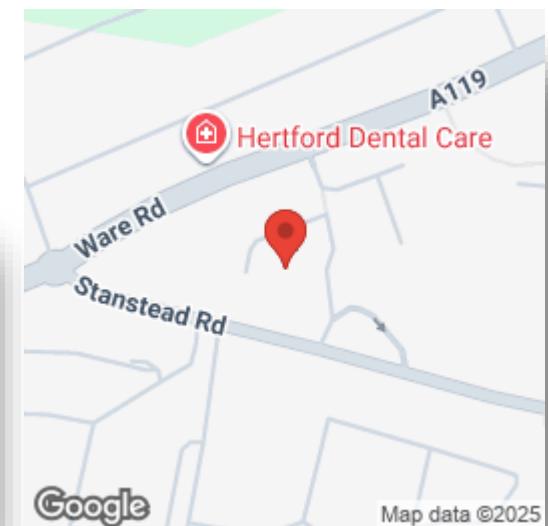


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

£290,000



view this property online williamhbrown.co.uk/Property/HFD108048



Please note the marker reflects the postcode not the actual property



Property Ref:

HFD108048 - 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 buyers 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.



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire, SG14 1ER



williamhbrown.co.uk