



Constables Way, Hertford, SG13 7AF

Welcome to Constables Way, Hertford

Offered in immaculate condition throughout, this bright and spacious south facing one-bedroom top floor apartment comprises of an open plan living/kitchen/diner space with access to a larger than average private balcony with fantastic views. The bedroom comes with fitted wardrobes and modern bathroom. The property also comes with secure allocated parking with further resident parking available and lift access in the block. Constables Way located within a beautiful development which ideally located from the fantastic facilities of Hertford town centre alongside Hertford East train station connecting to London Liverpool Street, while the green open spaces of Hartham Common and the Meads are close by. Walking distance to the river for lovely walks to Hertford and Ware. Must be viewed internally to be fully appreciated.



-Accommodation Overview-

Communal Entrance:

Accessed via secure entry phone system into communal hallway, stairs or lift service to each floor. CCTV for added security in communal entrances.

Entrance Hall:

Wall hung radiators with full length mirror, storage cupboard with large storage space, access to all rooms, spot lighting.

Open Plan Kitchen/Diner/Living:

13' 9" x 13' 1" (4.19m x 3.99m)

Fitted wall and floor units with work surface over, breakfast bar, stainless steel sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, integrated appliances and dishwasher, double glazed doors with built in shutters, leading to private south facing balcony, spot lighting, large storage cupboard with tumble dryer and shelving, wall hung radiator.

-Balcony-

South facing balcony with lovely views.

Bedroom One:

14' 5" excluding bay window x 12' 2" (4.39m excluding bay window x 3.71m)

Double glazed bay window with built in shutters, fitted wardrobes, wall hung full length radiator.

Bathroom:

Three-piece suite comprising of bath with wall mounted shower over, pedestal wash hand basin with mixer tap, WC, chrome heated towel rail, partly tiled walls, tiled flooring.

-Exterior-

Parking:

Private electric gates with allocated parking space plus visitor parking available.

Communal Gardens

Well-kept communal gardens around the property.



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Welcome to Constables Way, Hertford

- Modern One Bedroom Top Floor Apartment With Private Balcony
- Open Plan Lounge / Kitchen / Diner
- Secure Allocated Parking Space
- Well-Kept Communal Gardens
- South Facing Property
- Lift Access & Well-Serviced Block
- Ideally Located For Hertford Town Centre & Hertford Train Stations

Tenure: Leasehold

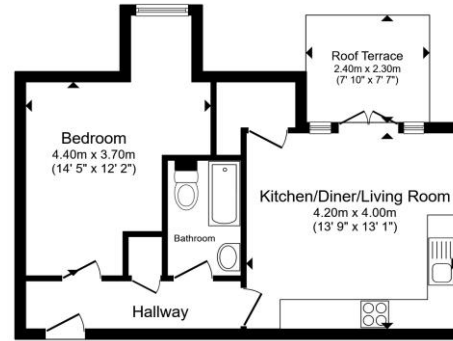
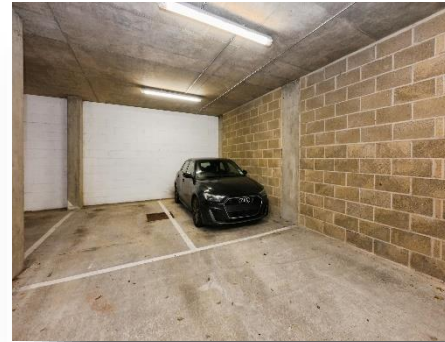
EPC Rating: C **Council Tax Band:** B

Service Charge: £1,400.00 Yearly

Ground Rent: £250.00 Yearly

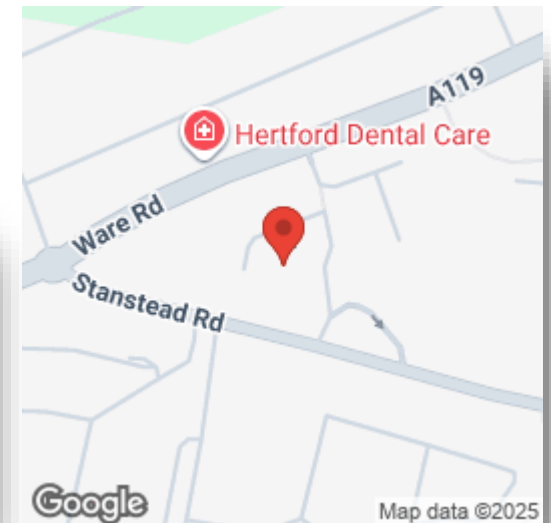
This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Total floor area 41.5 m² (447 sq.ft.) approx.
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.propertybox.co

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Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108092 - 0004

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