



9 Barker Court, Hertford, SG14 1GF
Offers In Excess Of £375,000



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Luxury Two Bedroom Apartment Situated In The Heart Of Hertford Town.

Set within a gated development this property benefits from high specification finishing, open plan kitchen/living/diner fitted with a range of integrated appliances, leading out to the stunning balcony, two double bedrooms, two bathrooms, the main bedroom with ceiling to floor window aspect and leading to an ensuite bathroom, secure allocated parking, lift service to all floors, short distance to Hertford East Train Station & Town Centre and is being sold CHAIN FREE.



Communal Entrance

Entrance Hallway

Lounge/Diner/Kitchen 16'9" x 14'4" (5.11m x 4.37m)

Balcony

Bedroom One 15'9" x 13'3" (4.80m x 4.04m)

En-Suite 11'7" x 7'5" (3.53m x 2.26m)

Bedroom Two 11'3" x 9'6" (3.43m x 2.90m)

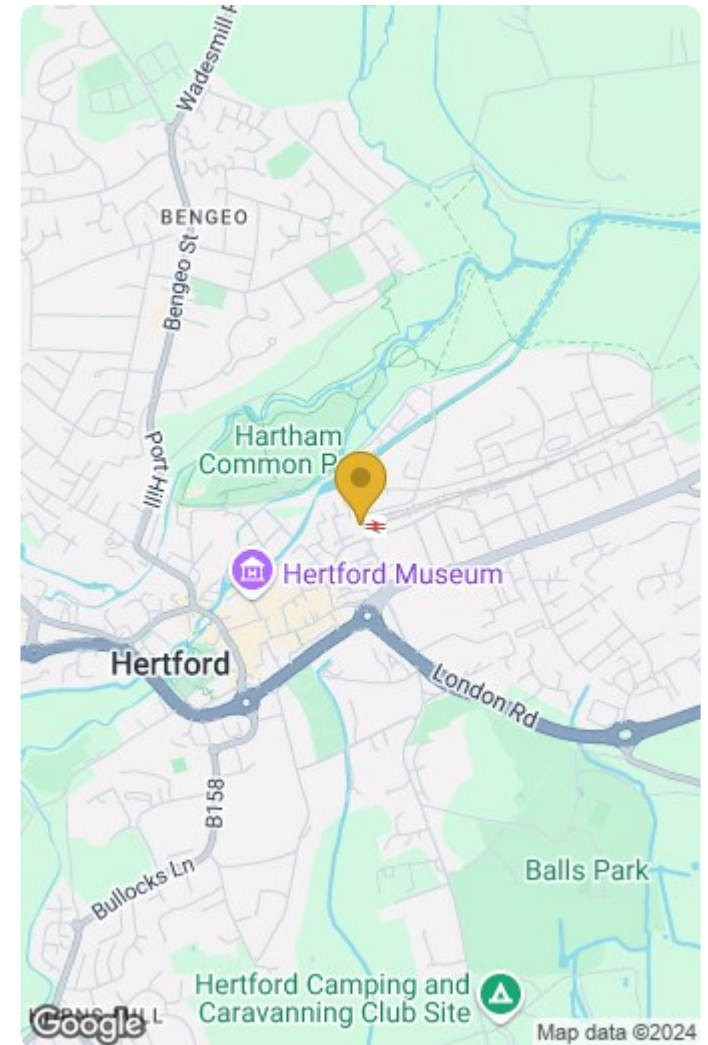
Family Bathroom 8'6" x 7'10" (2.59m x 2.13m'3.05m)

Gated Car Parking Space





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

