



SIMPLY HOMES

**Bluecoat Court**  
Hertford SG14 1AY

Price Guide £275,000





# Bluecoat Court

Hertford SG14 1AY

A well-presented and spacious one double bedroomed second-floor apartment, conveniently situated in this highly regarded town centre development.

This apartment offers a spacious lounge with space for a dining table and separate kitchen with a range of base/eye level units, tiled splashbacks and a range of integrated/freestanding appliances. The bedroom continues the trend of good proportions and offering built-in wardrobes. The three-piece bathroom is nicely finished and is fully tiled. Additionally, there is a good size storage cupboard in the hallway.

The apartment is fully double-glazed throughout with high ceilings creating a spacious feel. Allocated parking is provided in a car port directly below the property, along with further visitors parking.

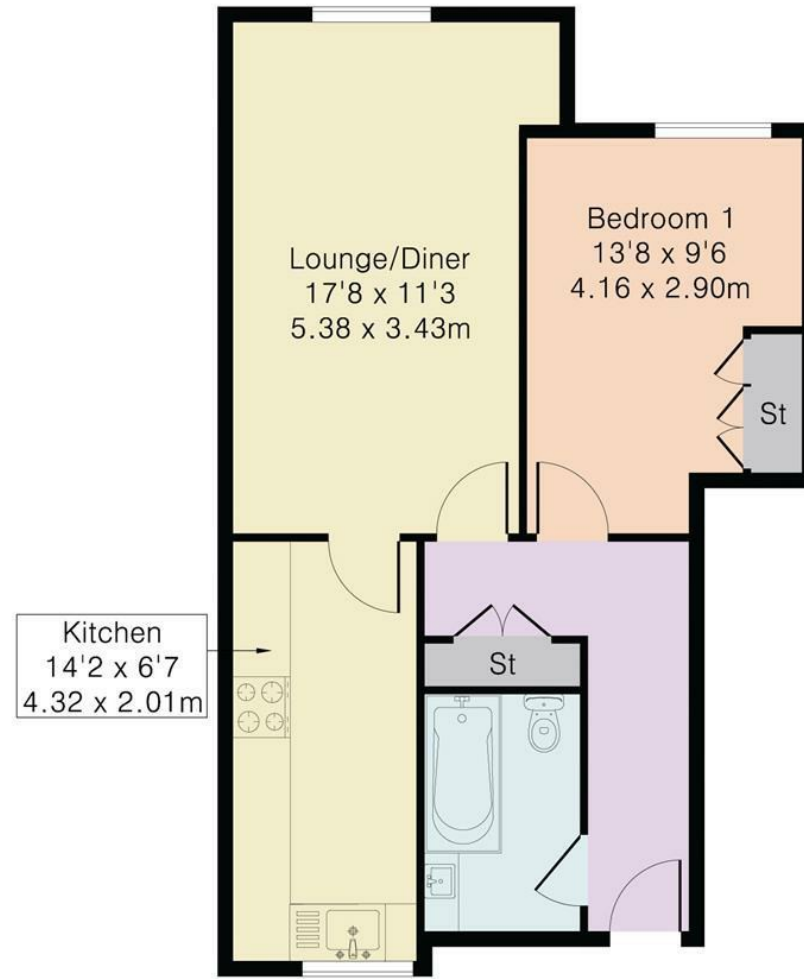
Located near Hertford East mainline station, Bluecoat court offers a fantastic combination of city convenience with county town living whilst remaining in a quiet location.

Hertford East station offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations. On the other side of town, Hertford North Station (20-minute walk) serves regular trains to Moorgate.

Bluecoat Court is situated in the very heart of town, providing a wide array of restaurants, coffee shops, bars and retail. Hartham Common and the River Lea are both less than a minute away with its range of facilities available including the local refurbished leisure centre, Hartham grounds and woods, tennis courts & kayaking.



Approximate Gross Internal Area 526 sq ft – 49 sq m



Second Floor









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