



13 The Mansion, Balls Park

SG13 8FJ

Asking Price £400,000



[stevenoates.com](http://stevenoates.com)



## 13 The Mansion Balls Park, SG13 8FJ

Steven Oates are pleased to offer this absolutely stunning and truly unique lower ground floor apartment which forms part of this impressive historic conversion. This deceptively spacious apartment boasts almost 1200 sqft of modern and stylish accommodation offering excellent value for money. The property welcomes you by access in through your own private entrance and front door, you will then find a spacious entrance hallway which leads you into a useful utility room and luxury bathroom suite. Moving on, the hallway extends round into the generous size second bedroom and then into the impressive open plan kitchen/living space which stretches 25ft long. The main is perfectly positioned at the far end of the apartment and benefits from an en-suite shower room. Externally, there is allocated parking for two vehicles, beautiful grounds and communal areas. Internal viewing highly recommended !

Situated within the Balls Park Estate which benefits from 64 acres of beautifully maintained communal parklands yet sits only a short distance from Hertford town centre with a range of great local amenities. Both Hertford East and North stations, Hertford cricket club and the town's theatre & restaurant are within walking distance, there is also easy access from Balls Park to the A10. Within easy reach of 'outstanding' rated local schools and also having the benefit of being a secure gated development, this is both a fantastic family home or 'lock up and leave' property.



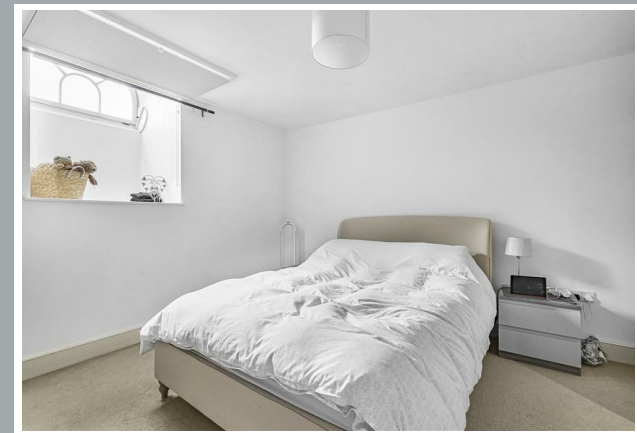
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



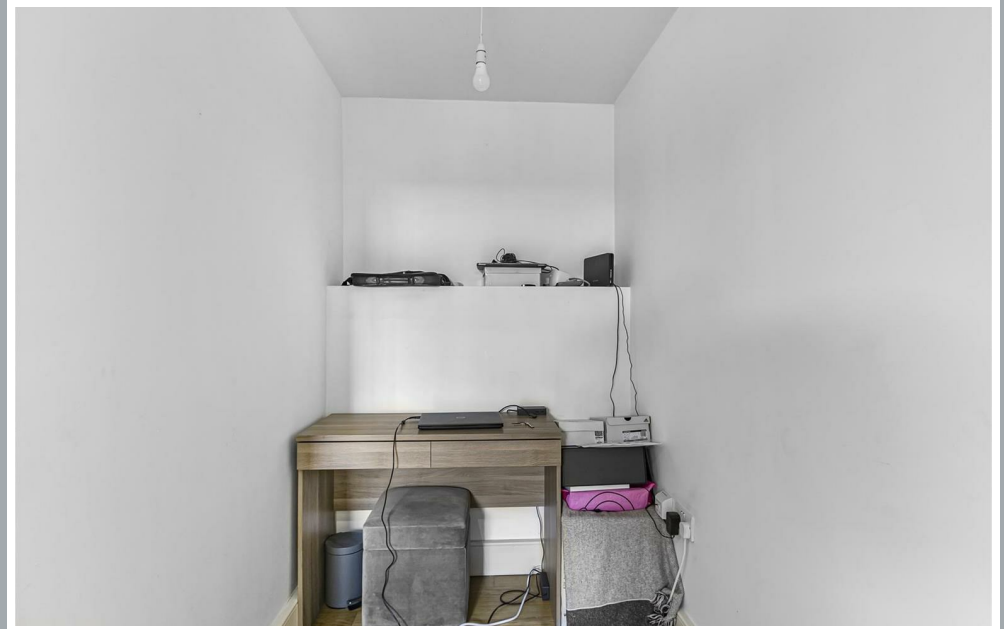
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

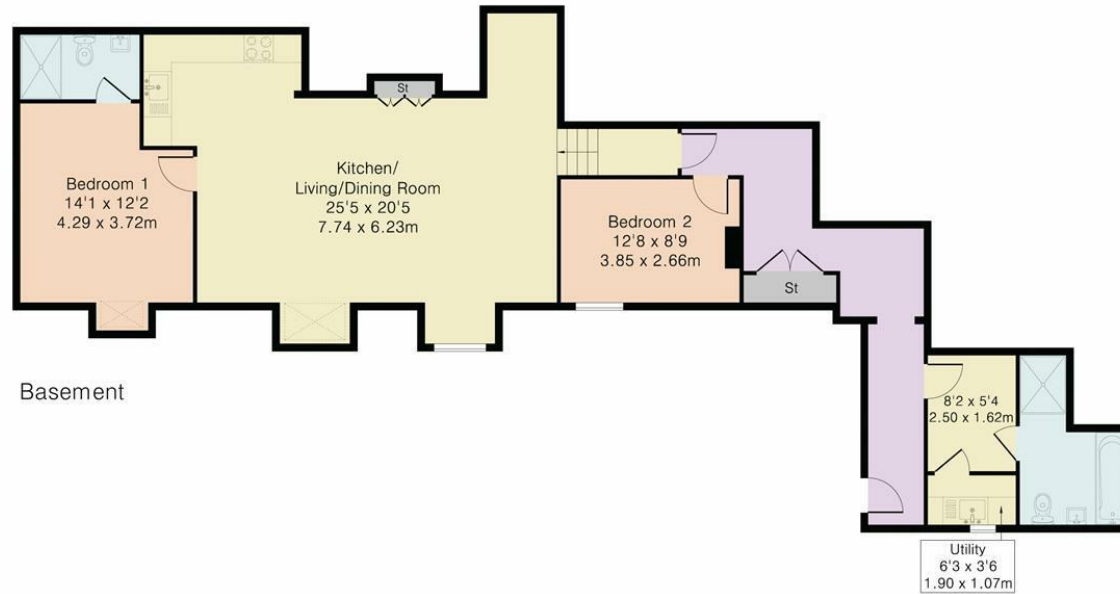


70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

## Approximate Gross Internal Area 1182 sq ft – 110 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



[stevenoates.com](http://stevenoates.com)