



The Mansion, Balls Park, Hertford

SG13 8FJ

Guide Price £899,995



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## 2, The Mansion Balls Park, Hertford, SG13 8FJ

\*\*\*\*CHAIN FREE\*\*\*\* Steven Oates are delighted to offer this outstanding character apartment forming a large first floor section of this magnificent 17th century Mansion House set within 63 acres of stunning parkland. The apartment benefits from 2067 square foot of accommodation to include; living room, dining room, kitchen/breakfast room, two double bedrooms, the master of which has its own en-suite shower room and family bathroom. There is a spectacular balcony accessed via the living room overlooking the well maintained communal gardens. Externally, there is allocated parking and a garage.

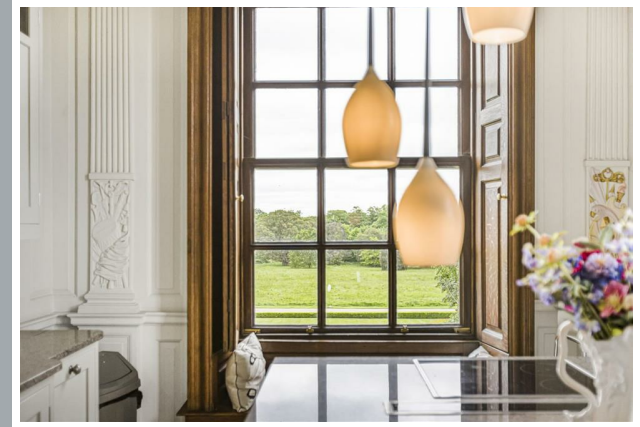
Located on the edge of Hertford, within the gorgeous setting of Balls Park with 67 acres of managed parkland, this home is designed for open plan living and entertainment on a large scale. Stunning individuality, spectacular spaces and exquisite detailing all complement the extraordinary specification. Ideally located within a few minutes drive of the A10, A414 the property allows easy access to central London, which is approximately 45 minutes away by car or rail. The M25, (15 minutes by car) and A1(m), are also close by, as are all of London's airports - 40 minutes to Heathrow and convenient for Gatwick, Stansted and Luton.



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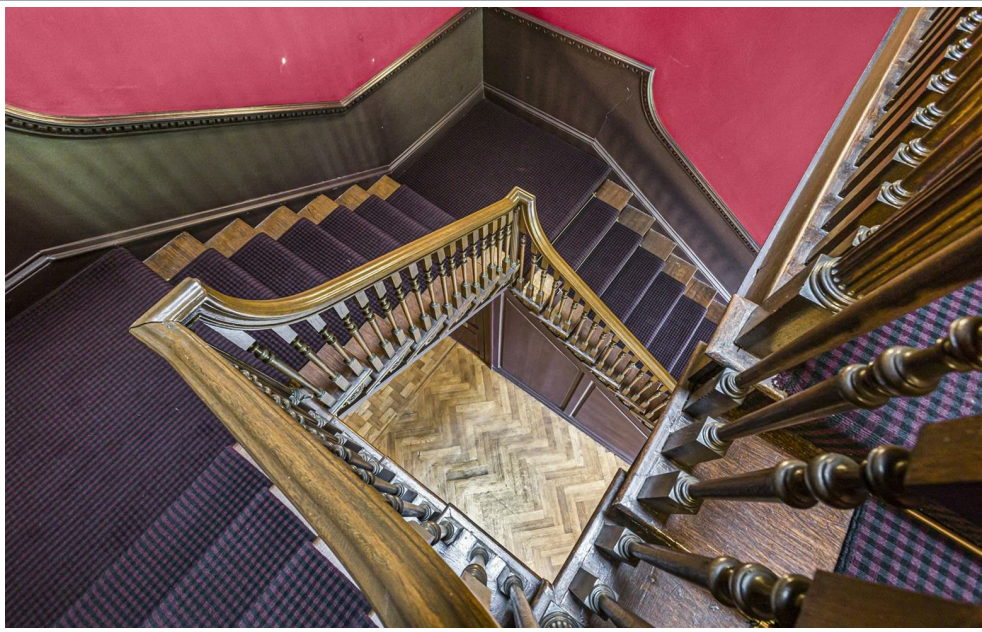
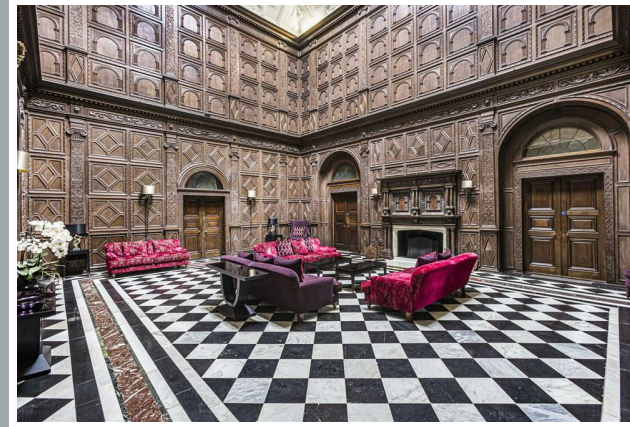


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TOTAL APPROX. FLOOR AREA 2007 SQ.FT. (182.9 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in audit by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency (see page 11).  
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