



2, Hampton Court, Hertford

SG13 7AR

Asking Price £240,000



stevenoates.com



2 Hampton Court, Ware Road, Hertford, SG13 7AR

**** OFFERED CHAIN FREE****

Steven Oates are pleased to offer this exceptionally well presented one-bedroom apartment which is perfectly positioned for easy access to Hertford East Train Station and Town Centre. Built approximately 5 years ago, this ground floor apartment benefits from spacious and modern accommodation including an entrance lobby which offers an ideal space for shoes & coats before entering the property, spacious entrance hallway which with storage space, generous size double bedroom with fitted wardrobes, modern fitted bathroom suite and a bright & airy lounge/dining room with a stunning kitchen with integrated appliances. Externally, there is allocated parking and

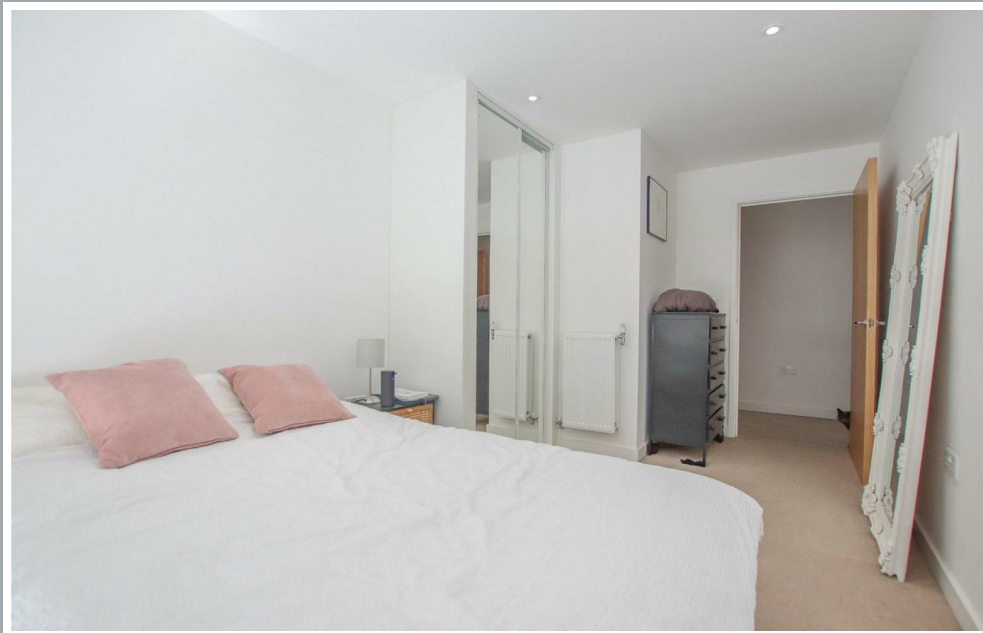
Situated in this new complex just off the Ware Road, Hampton Court offers easy access Hertford Town Centre and A10. Hertford East Train Station is only (1.2m) away which provides a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations. Hertford Town Centre has a wide range of restaurants, coffee shops and bars. Hartham Common and the River Lea is close by which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, and more. Also close by is a superstore and a useful industrial park.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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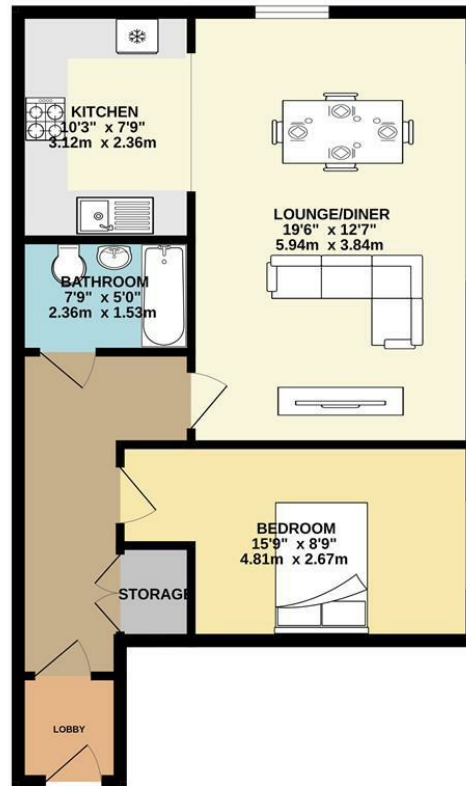


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GROUND FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.9 sq.m.) approx.

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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