



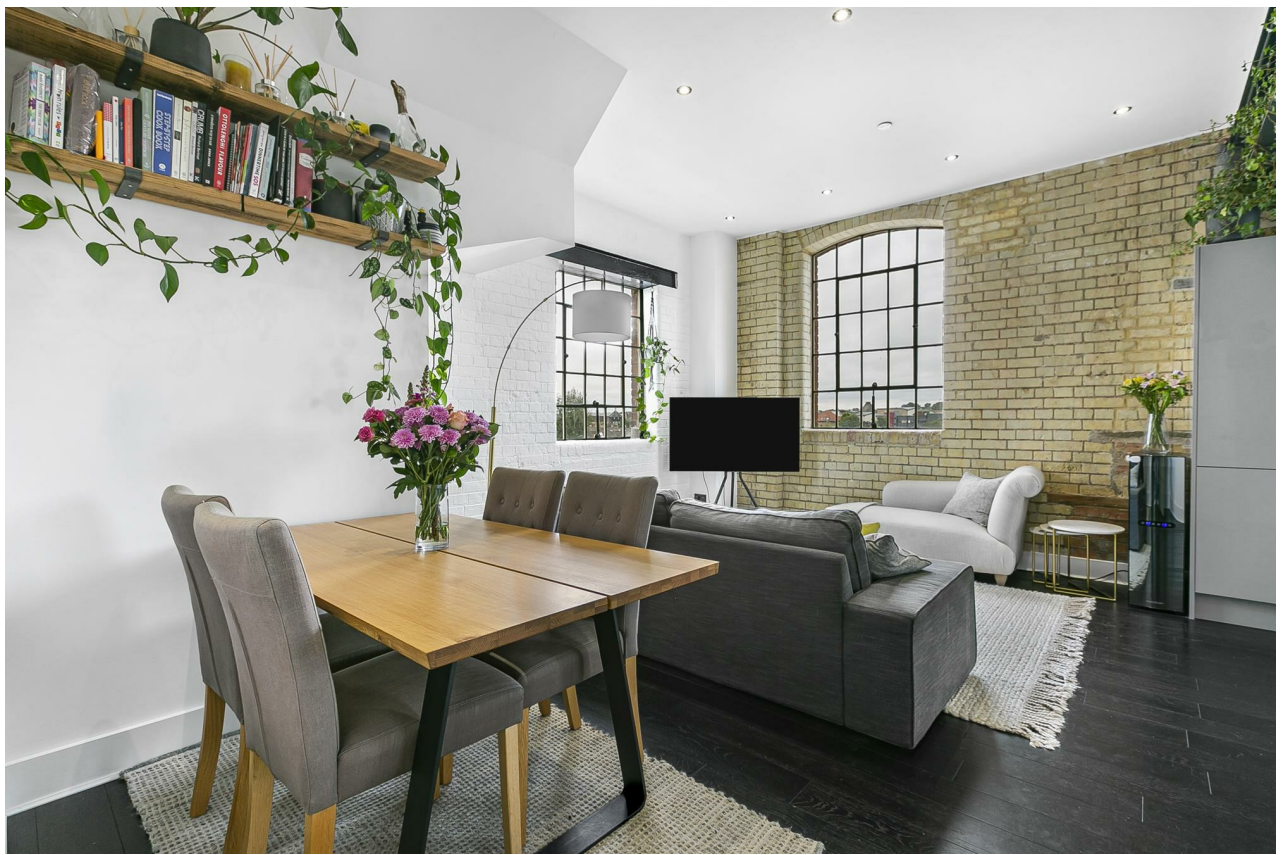
6 Hertford Brewery, Hartham Lane, Hertford

SG14 1FN

Asking Price £675,000



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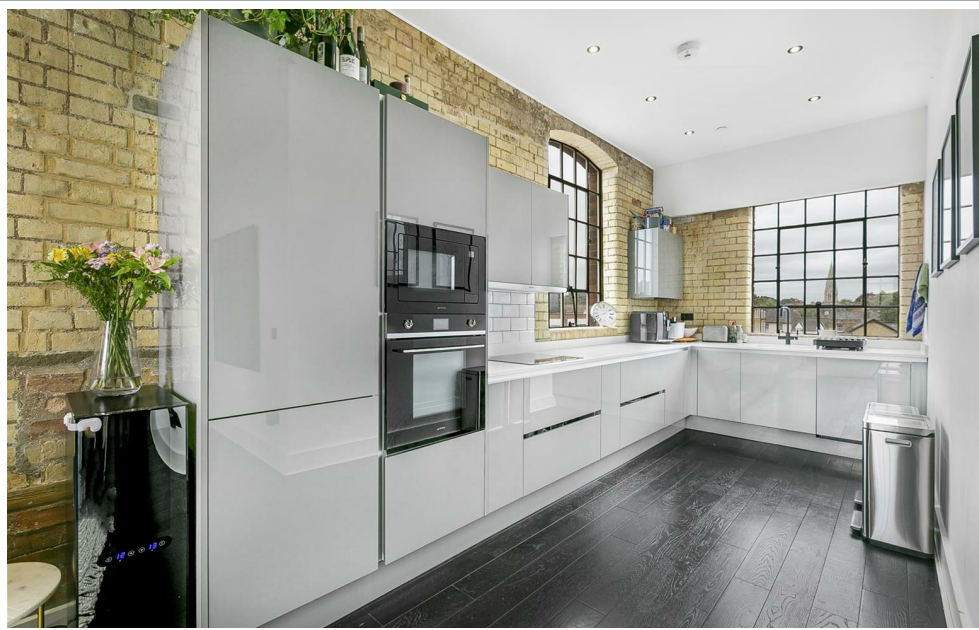
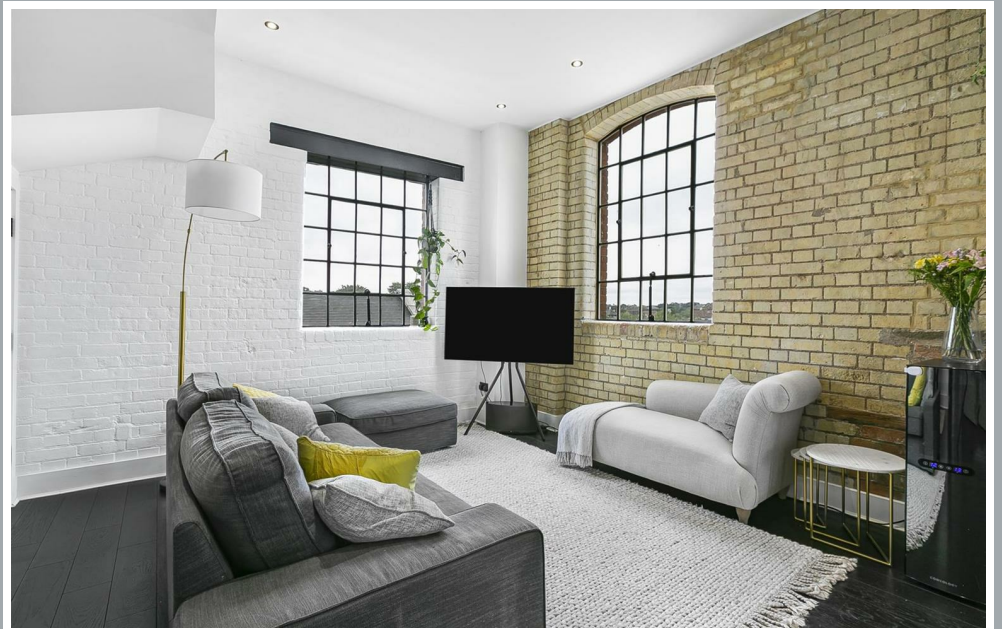
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Steven Oates are pleased to offer this rarely available and absolutely stunning two-bedroom split-level apartment which forms part of this historic brewery conversion which is conveniently positioned in the centre of Hertford. Built approximately 4 years ago, this breathtaking apartment offers the perfect blend of contemporary and character features boasting almost 1200 sqft of bespoke accommodation across two floors. The entrance to this impressive building is access through a gated area which leads you into the main building itself. The communal entrance is extremely well-kept and sympathetically designed offering period features from the original brewery. As you step into the apartment, you will find a generous size entrance hall which includes storage space, useful downstairs toilet and access into the third bedroom. The living room and kitchen which is also on the same floor all forms part of this remarkable open plan space which stretches 28ft long perfect for modern day living and entertaining guests. The high spec kitchen includes plenty of storage space, integrated appliances and beautiful quartz worktops. This whole space has dual aspect windows beaming natural light. The second floor doesn't disappoint offering two large bedroom suites which both benefit from luxury en-suites. The main bedroom includes character features, ample built in storage and en-suite bathroom. Internal viewing is highly recommended to fully appreciate this stunning conversion.

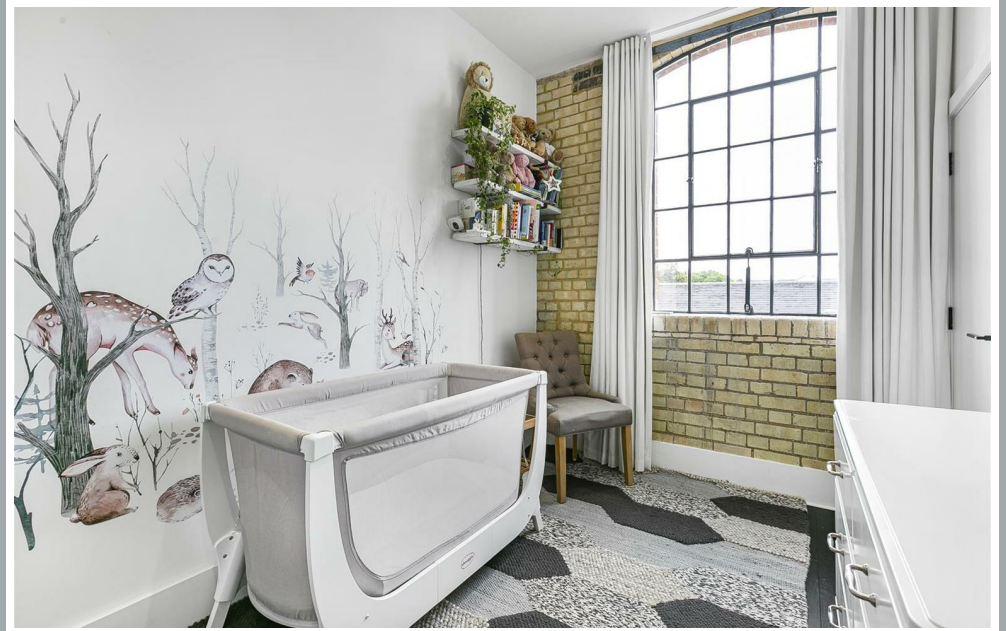
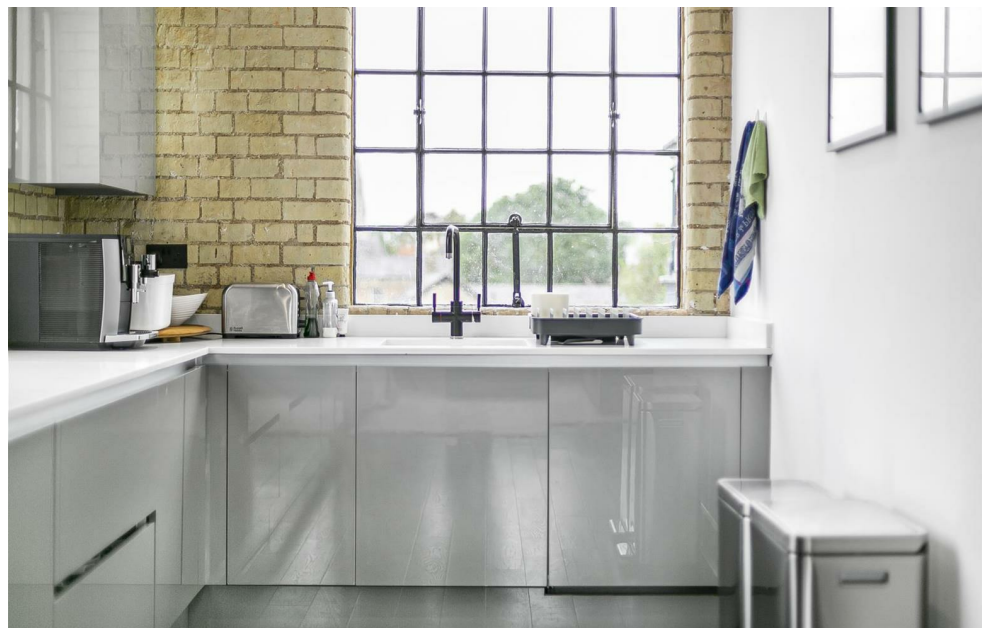
The Hertford brewery is an exclusive collection of seven luxury homes within Hertford's most iconic buildings. Previously built and owned by the McMullens family of Brewers this building has been carefully restored to retain many of its original features boasting a wealth of character throughout, offering the convenience of modern day living yet still keeping its unique and historical features. Situated very near to both Hertford East & North train stations, this property offers City convenience with County town living whilst remaining in a quiet location. For the commuter, Hertford East is only (0.8m) away whilst Hertford North Station is only (0.6m) serving regular trains to Moorgate. Hertford Town Centre offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a useful superstore for groceries.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



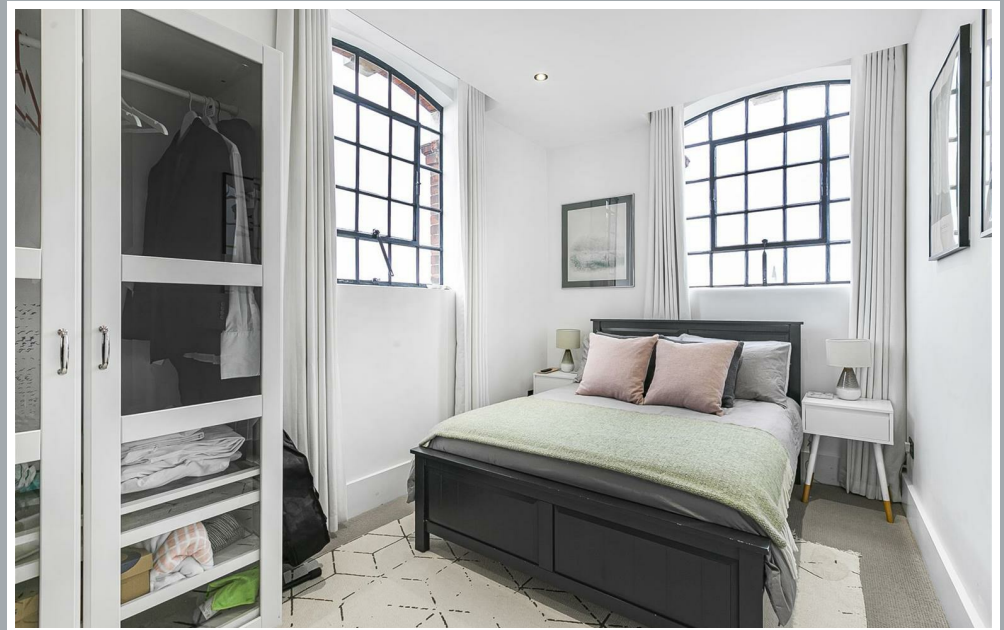
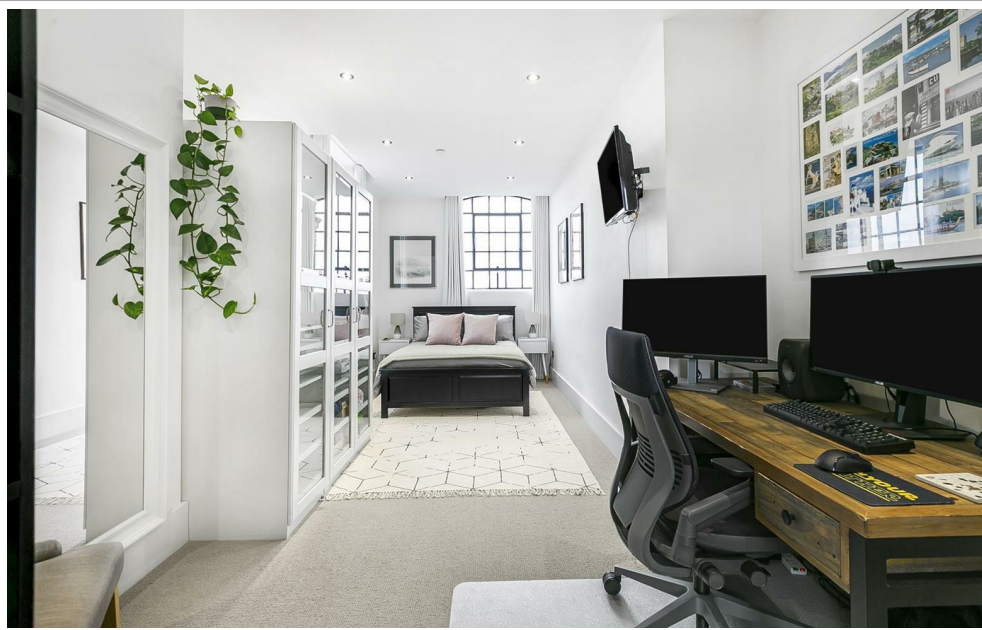
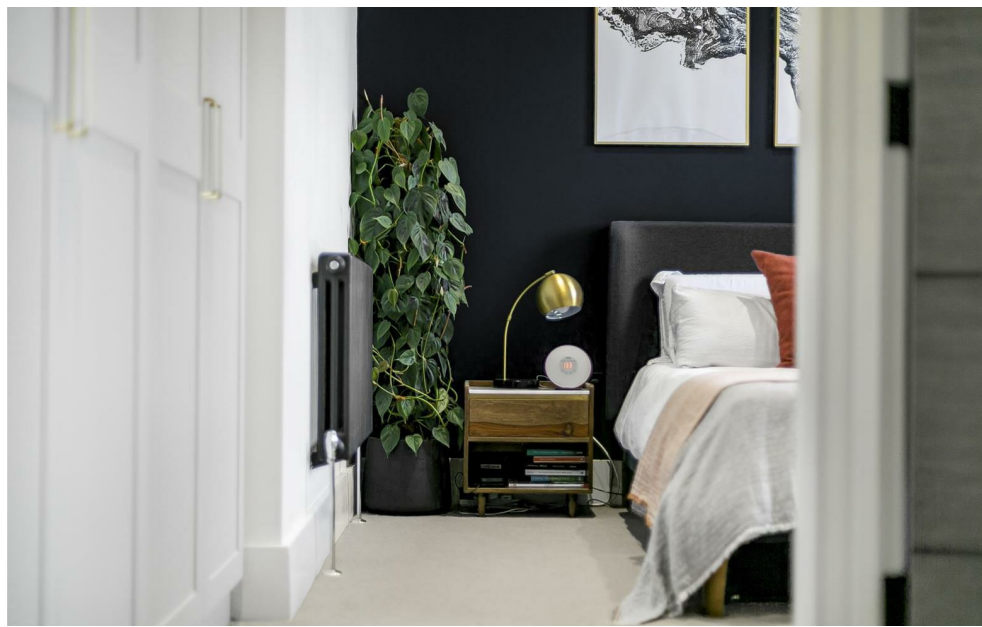
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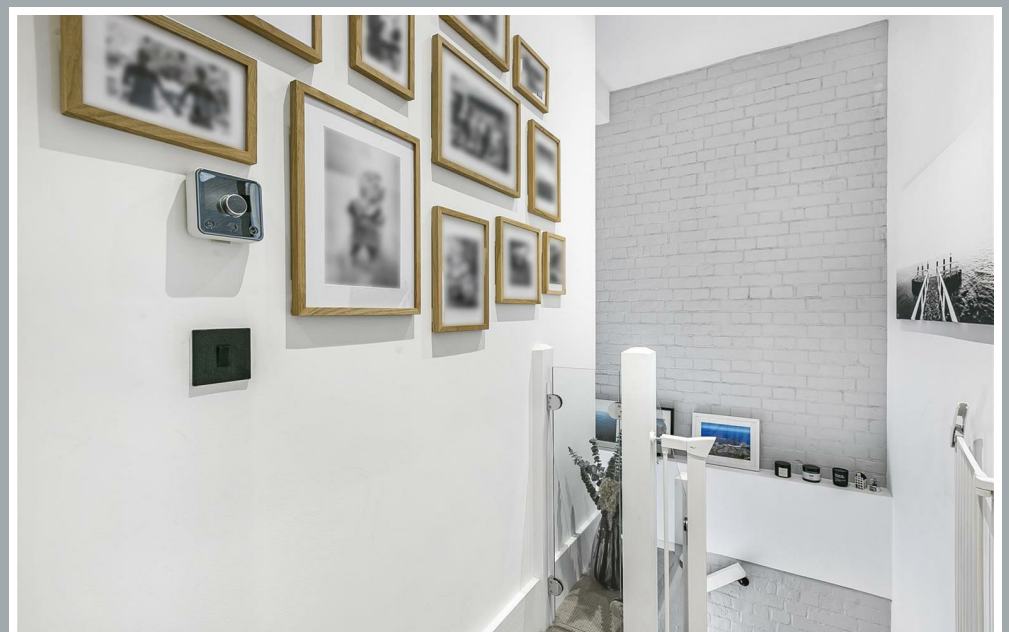
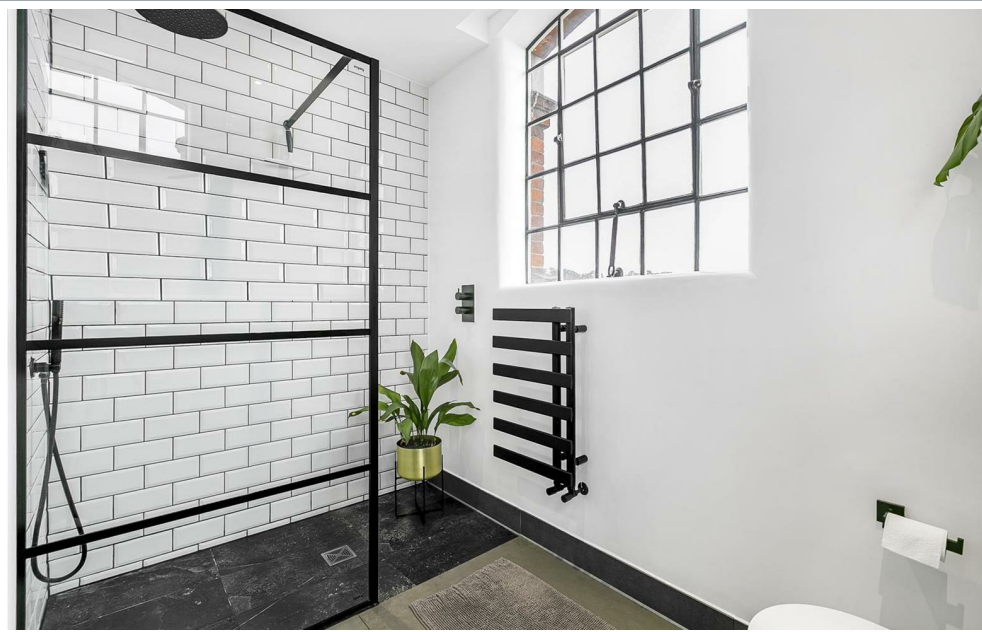
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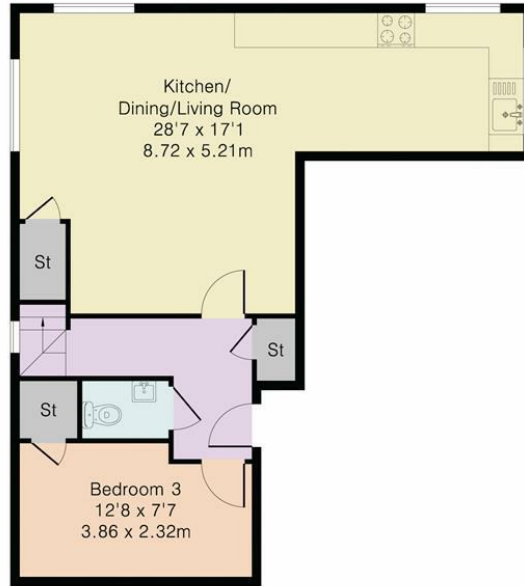


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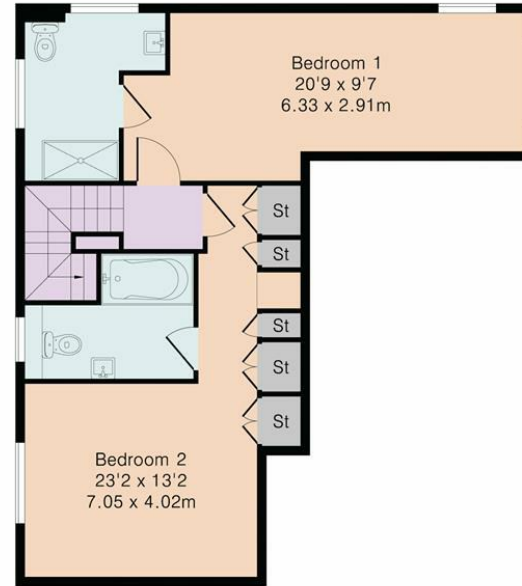


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Approximate Gross Internal Area 1161 sq ft – 108 sq m
Ground Floor Area 576 sq ft – 54 sq m
First Floor Area 585 sq ft – 54 sq m



Ground Floor



First Floor



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.



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