



60, Henmarsh Court, Hertford  
SG13 8FB

Offers In Excess Of £360,000



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## 60 Henmarsh Court, Balls Park, Hertford, SG13 8FB

Steven Oates are delighted to offer this two bedroom ground floor apartment available to purchase boasting accommodation of approx 735 sqft. The accommodation comprises of a generous size entrance hall and storage cupboard, two double bedrooms with a useful en-suite shower room to the master bedroom and there is a separate family bathroom suite. The 20' lounge /kitchen / diner is open plan and allows plenty of room for entertaining. Externally, this apartment benefits from two allocated car parking spaces and access to the lovely maintained communal grounds. Call now for immediate viewing.

Situated within a small gated development within the heart of the Balls Park Estate, the property sits adjacent to the Balls Park Mansion itself. Balls Park benefits from 64 acres of beautifully maintained communal parkland yet sits only a short distance from Hertford town centre and favoured SG13 schooling. Hertford town centre has an excellent range of shops, leisure facilities and both Train Stations are only a short distance away with links to Liverpool Street, Moorgate & Kings Cross.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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Approximate Gross Internal Area 735 sq ft - 68 sq m



PINK PLAN

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 practice. 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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