



33, Henmarsh Court, Hertford

SG13 8FB

Asking Price £390,000



stevenoates.com



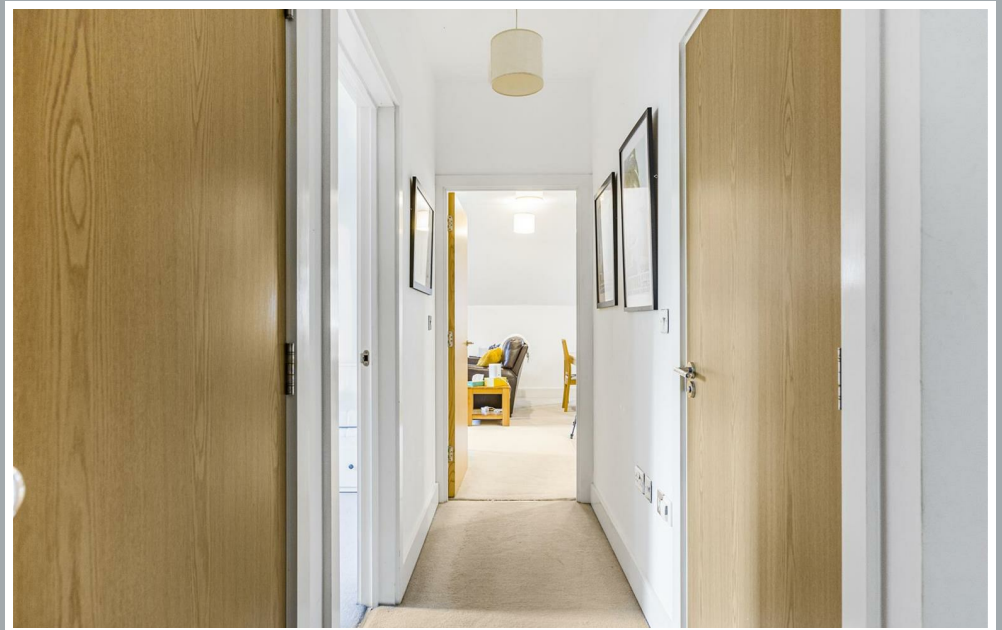
33 Henmarsh Court, Balls Park, Hertford, SG13 8FB

**** AMENDED LEASE, LOW GROUND RENT**** Steven Oates are pleased to offer this absolutely stunning two-bedroom top-floor apartment which forms part of this highly desirable development of exclusive and high-end properties surrounded by 64 acres of communal parkland. Built approximately 13 years ago, This property is perfectly situated in the corner of Henmarsh Court in arguably one of the best positions within the development offering a real sense of privacy and security. This luxury apartment benefits from modern and spacious accommodation boasting almost 800 sqft making this one of the larger units available with the preferred layout. As you step into the apartment you are welcomed by a good size entrance hallway where you will find two large storage cupboards and access into two generous size double bedrooms. The main bedroom includes an en-suite shower room and fitted wardrobes. There is also a separate bathroom suite. The kitchen/living room forms part of this impressive open plan space perfect for entertaining guests which benefits from a modern fitted kitchen with integrated appliances, dining space and plenty of space for living room furniture. Externally, there is two allocated parking spaces. Internal viewing highly recommended !

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.



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Approximate Gross Internal Area 797 sq ft - 74 sq m



Second 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 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.



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.



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