



2, Claud Hamilton Way, Hertford
SG14 1SR

Asking Price £315,000



stevenoates.com



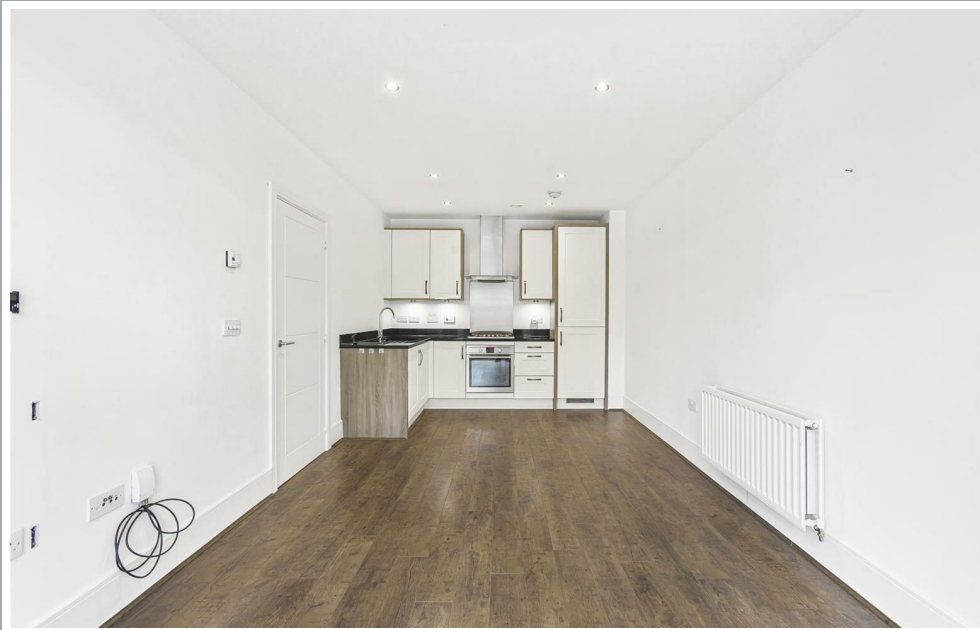
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****OFFERED CHAIN FREE**** Steven Oates are pleased to present this luxury two-bedroom apartment which is conveniently situated opposite Hertford East Train Station offering incredibly easy access to London and Hertford town centre which is only a stone's throw away. Built approximately 9 years ago by Redrow Homes, this beautiful apartment complex comprises of modern living accommodation including a spacious entrance hallway with entry phone system, storage space, two great size bedrooms, two bathrooms and an impressive open plan kitchen/living space perfect for entertaining guests. This property is one of the rare units available that includes the added benefit of its own garden terrace, this can be access from the lounge using the french doors which offers a fantastic space to enjoy in the warmer months. Externally, this property includes well-kept communal hallway, attractive communal areas and secure underground parking.

Situated next to Hertford East mainline station, this development offers the perfect blend of City convenience with County town living whilst remaining in a quiet location. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. The Waterfront is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, 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 superstore and a useful industrial park.



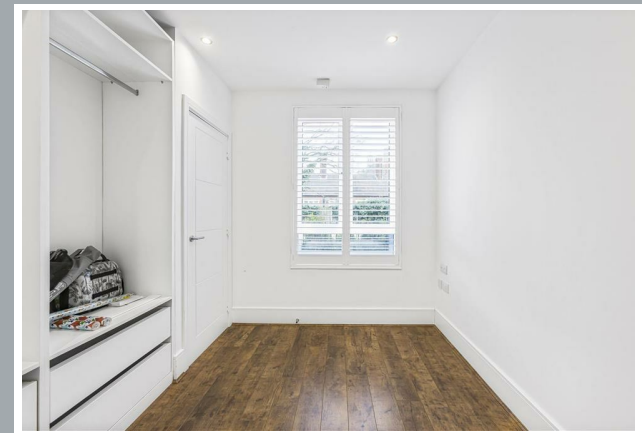
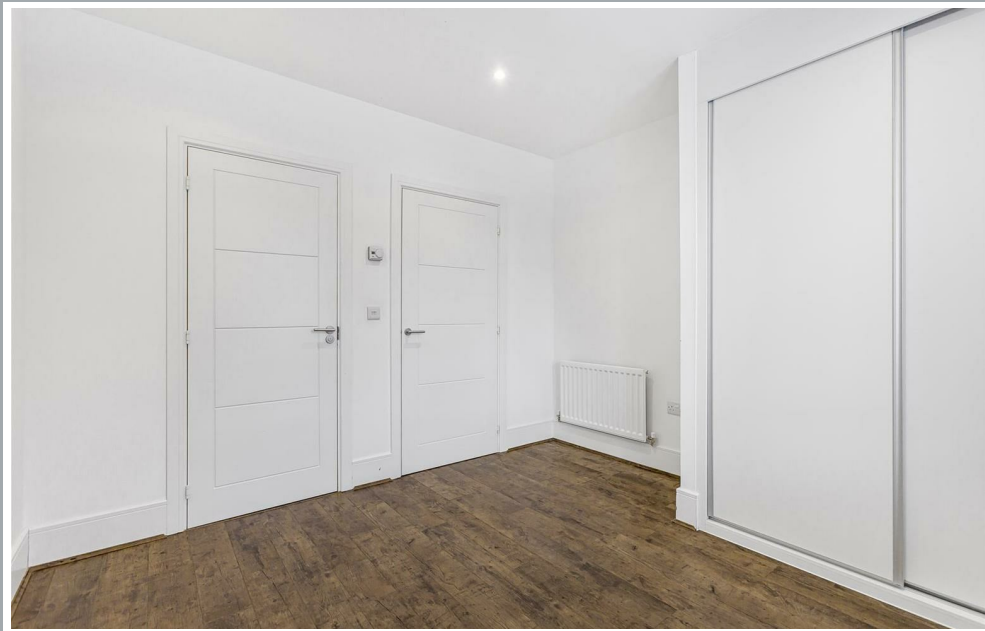
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



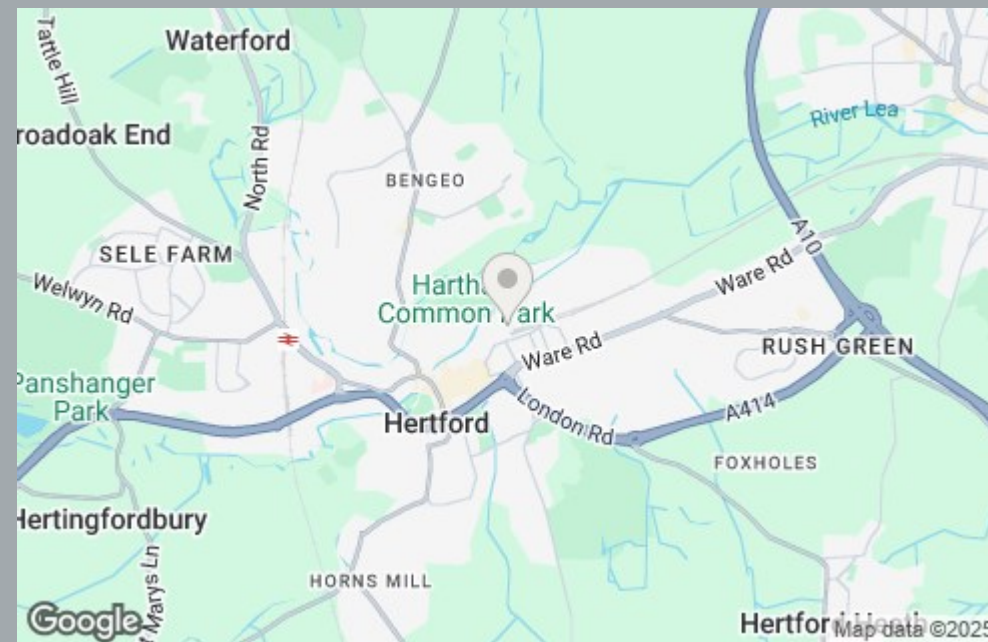
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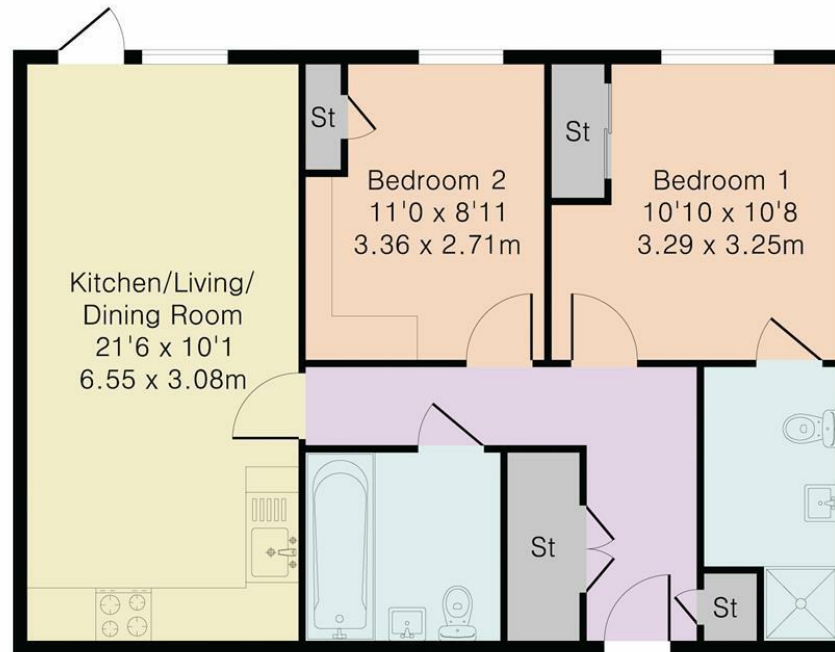


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Approximate Gross Internal Area 649 sq ft - 60 sq m



Ground 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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