



77, Henmarsh Court, Hertford  
SG13 8FB  
Asking Price £288,000



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## 77 Henmarsh Court, Balls Park, Hertford, Herts, SG13 8FB

Steven Oates are delighted to offer this absolutely stunning one-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 boasts modern and luxury accommodation throughout. As you step inside, you are welcomed through the entrance hallway which benefits from beautiful flooring which has been completely relaid. Just off the hallway, there is a useful storage cupboard and a generous size double bedroom which offers ample space for bedroom furniture. The Living room & kitchen forms part of this amazing open plan space perfect for modern day living, the kitchen also benefits from integrated appliances. The luxury bathroom suite has also been completely refitted. Externally, there is secure allocated parking. 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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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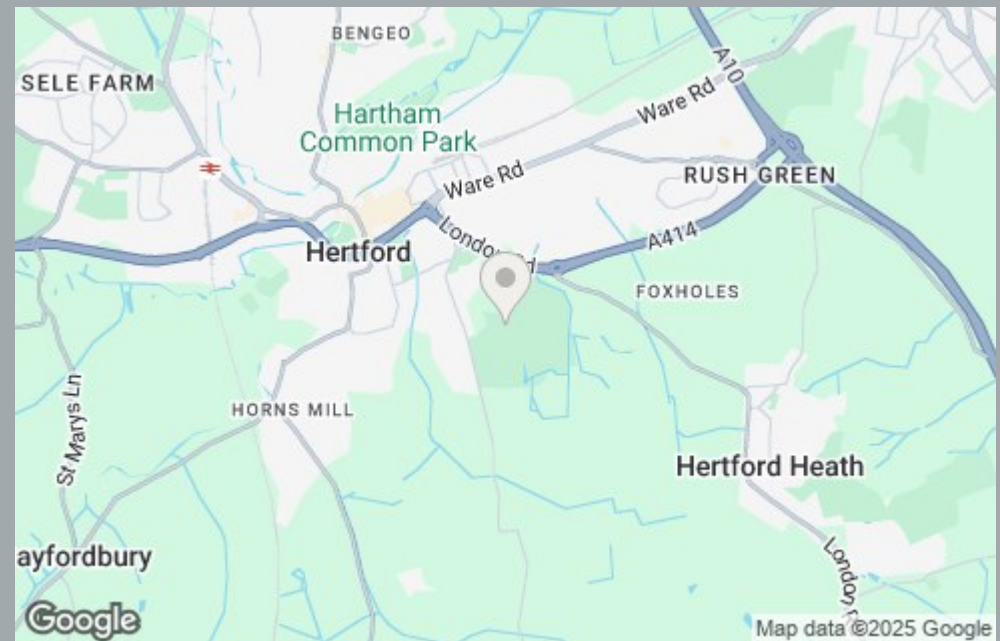
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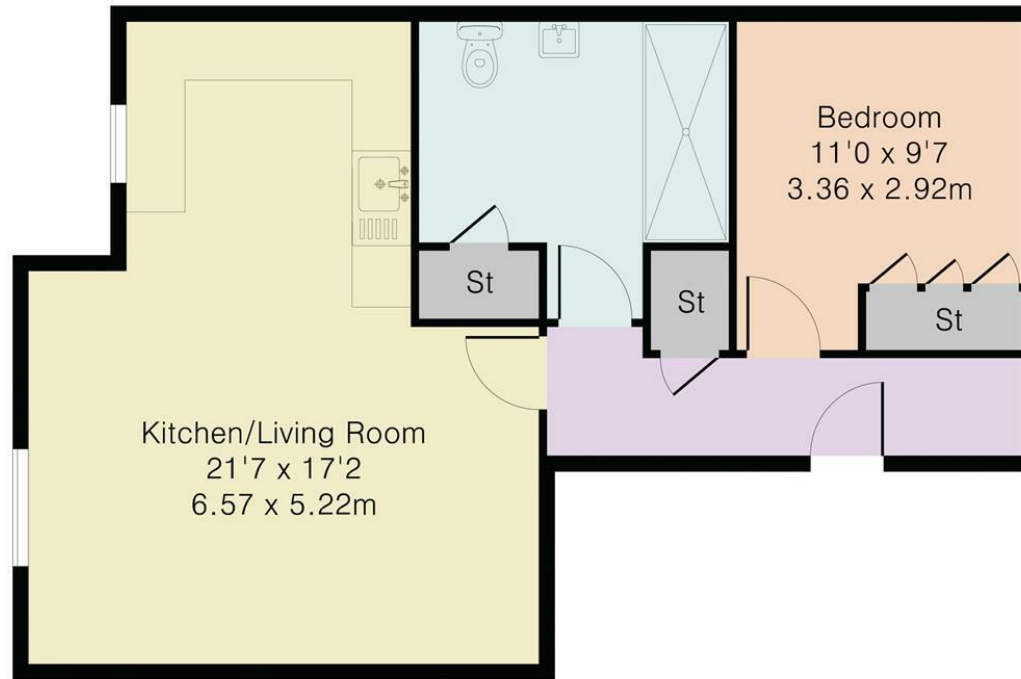




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**Approximate Gross Internal Area 578 sq ft - 54 sq m**



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 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.



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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