



30, Henmarsh Court, Hertford
SG13 8FB
Offers In Excess Of £275,000



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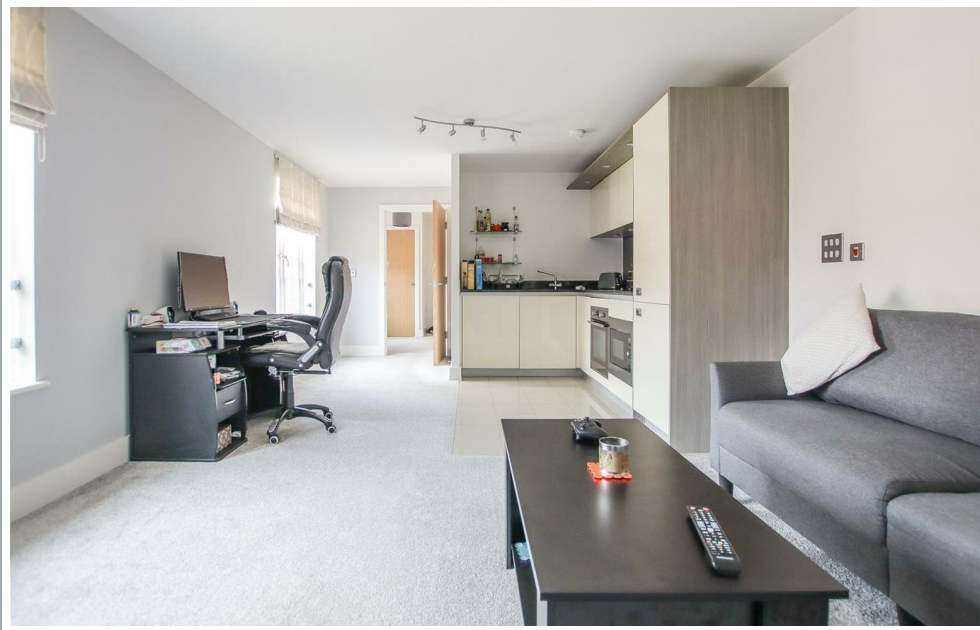
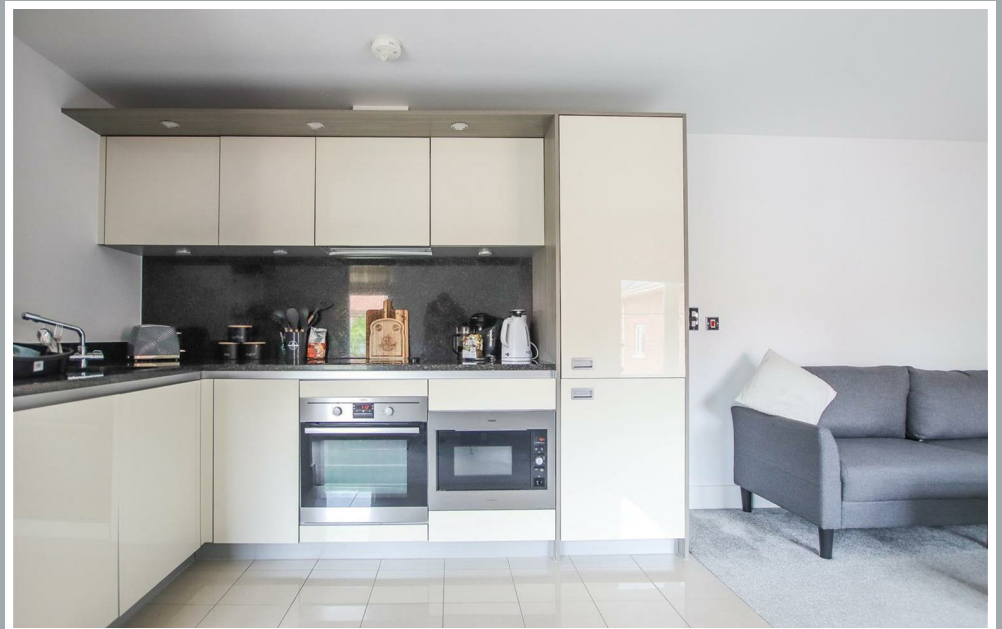
30 Henmarsh Court, Balls Park, Hertford, SG13 8FB

****Amended Lease **** Steven Oates are pleased to offer this immaculate one bedroom apartment situated in the ever popular Ball Park development. This beautiful apartment has been extremely well-kept and improved by the current owners with the accommodation comprising of generous size entrance hall, storage cupboard, a good size double bedroom with fitted wardrobes. The open plan living / kitchen area is bright and aired. Externally, this apartment benefits from secure gated parking for one vehicles, well-maintained communal areas and lifts to all floors. 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.



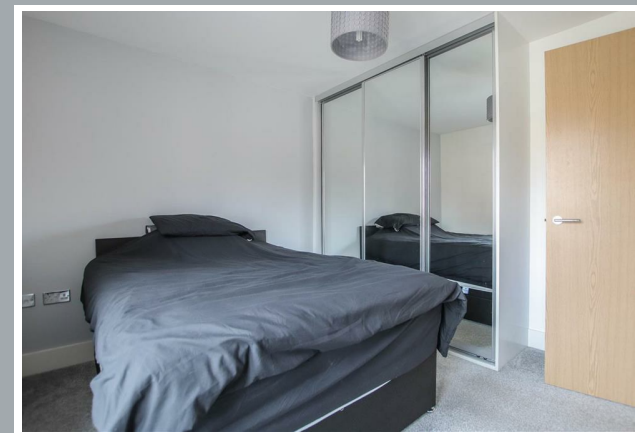
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Approximate Gross Internal Area 522 sq ft – 49 sq m



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.



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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