



3, Henmarsh Court, Hertford

SG13 8FB

Offers In Excess Of £425,000



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

\*\*\* SOLD PRIOR TO MARKETING\*\*\*

Steven Oates are delighted to offer this exceptional GROUND floor apartment which is arguably one of the best units available to purchase boasting modern accommodation with over 787 sqft of space and secure allocated parking space. The accommodation comprises of a generous size entrance hall, plenty of storage cupboards, two great size double bedrooms with a modern family bathroom suite which is in excellent condition. The 19' lounge is open to the fully fitted modern kitchen allowing plenty of room for entertaining and has direct access to the communal gardens. Externally, this apartment benefits from secure parking for two vehicles and well-maintained communal areas.

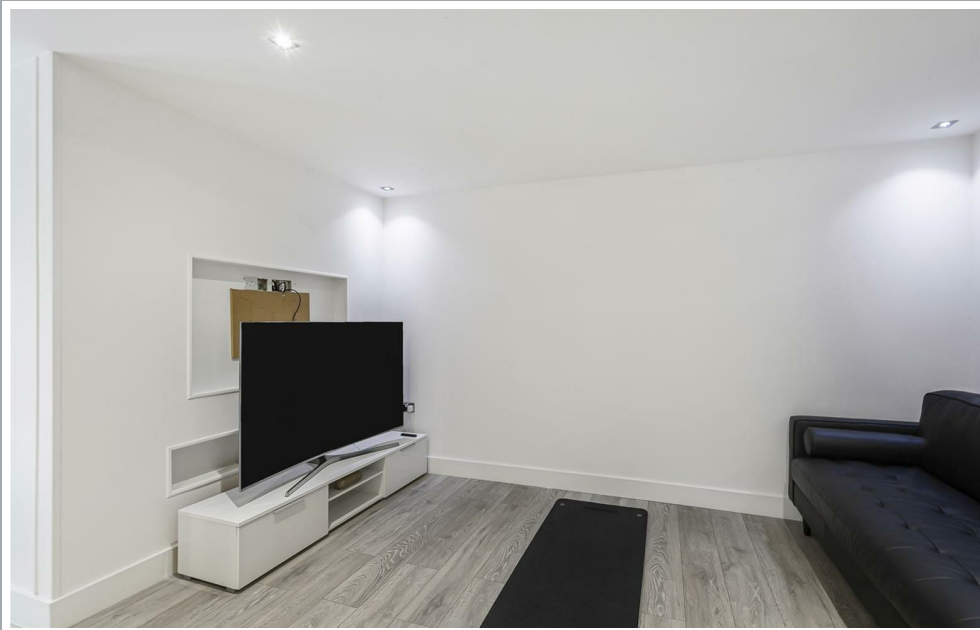
Situated within a small gated development within the heart of the Balls Park Estate, the property sits adjacent to the Balls Park Mansion itself. Balls Park benefits from 64 acres of beautifully maintained communal parkland yet sits only a short distance from Hertford town centre and favoured SG13 schooling. 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.





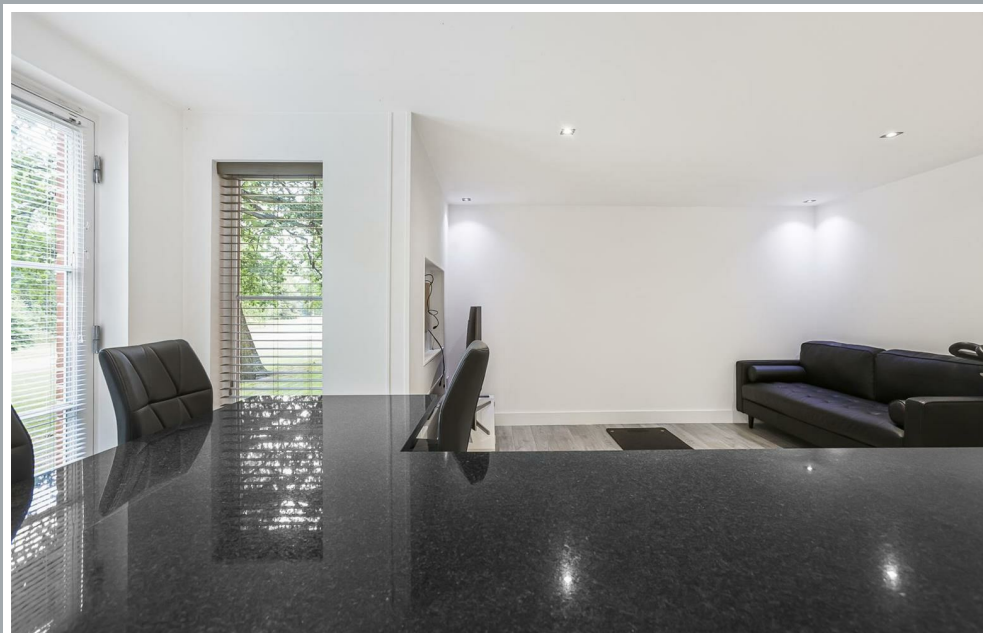
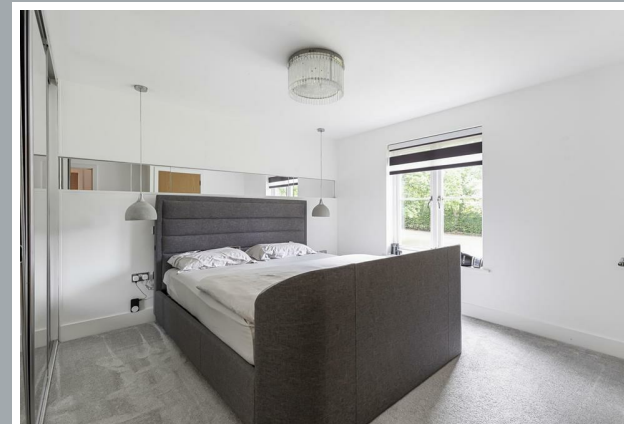
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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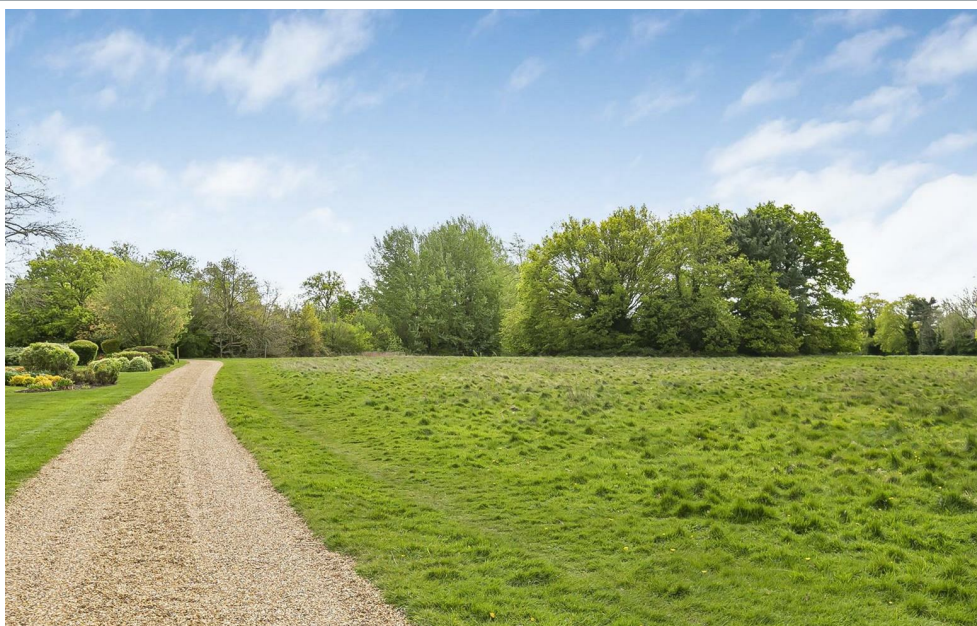


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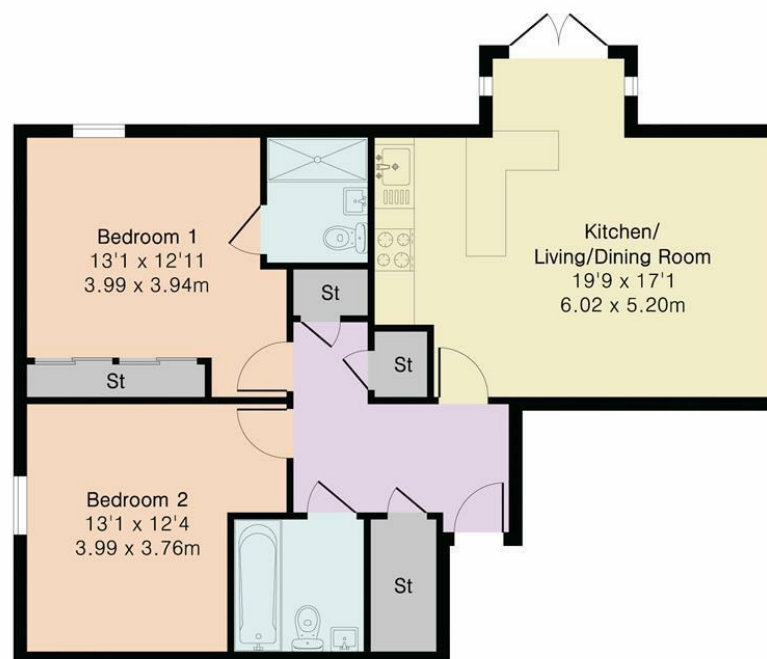




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**Approximate Gross Internal Area 787 sq ft - 73 sq m**



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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