



**Three Double Bedrooms**

**A Roof Terrace and 360 Panoramic Tower Room**

**Private Parking and Garage**

**Gated Prestigious Apartment Block in Desirable South Hertford Street**

**Newly Refurbished Throughout**

**Leasehold. Over 150 Years Remaining**



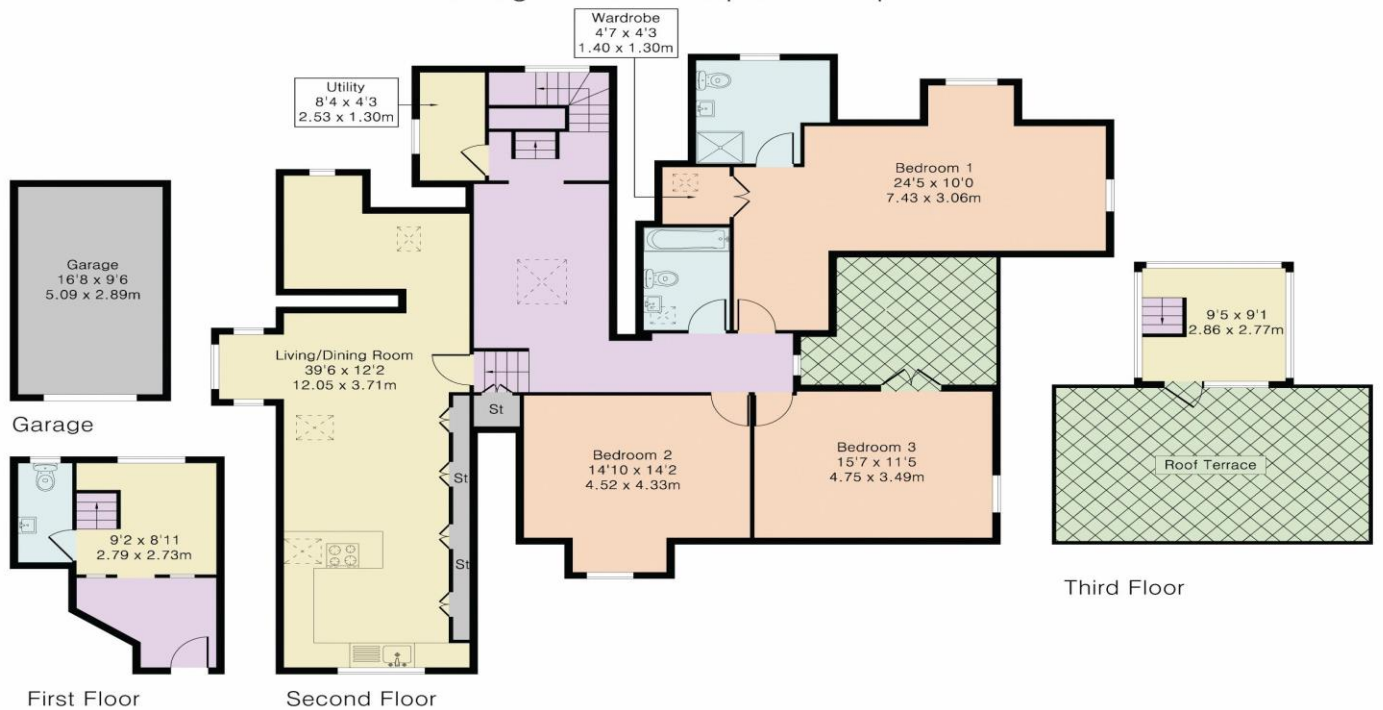
**4 Springfield Lodge Mangrove Road**  
Hertford, SG13 8GL

**Offers Over £725,000**

Thomas Childs & Co are excited to bring to market a three level apartment in the prestigious Springfield Lodge on Hagsdell Road, Hertford. The property offers a first floor entrance with entrance hall and W.C and a staircase that leads up to a large reading area reception. The second floor offers a brand new modern kitchen/diner and an open plan living room with study area. There is another reception also that is currently used as storage and a gym area. The second floor also offers the bedroom wing which is accessed via a walkway with huge amounts of storage. The principle bedroom has an en-suite shower room and a walk in wardrobe. There are two remaining double bedrooms, and one with access to a gorgeous roof terrace. There is a family bathroom to serve both these bedrooms. There is also a utility room on this floor. The third level is accessed via a wooden ladder and up into the tower room. A 360 panoramic view room with outstanding views over Hertford Town. Its a great room and perfect for star gazing! The property is offered with a private parking space and a garage. The building is set behind electric gates and there is a communal outside terrace for all to share and enjoy. Springfield Lodge is located on Hagsdel Road on the South side of Hertford. This is situated in the most sought after school catchment areas and offers a very short walk into Hertford Town. We highly recommend viewing.

bedrooms. There is also a utility room on this floor. The

Approximate Gross Internal Area 2027 sq ft – 188 sq m  
 First Floor Area 167 sq ft – 15 sq m  
 Second Floor Area 1602 sq ft – 149 sq m  
 Third Floor Area 85 sq ft – 8 sq m  
 Garage Area 158 sq ft – 15 sq m



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.



**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.