

Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321



Luxury Top Floor Apartment

Landscaped Communal Grounds

Access to The Private Walled Garden

Set Within The Prestigious Balls Park Development

Allocated Parking in the Underground Car Park

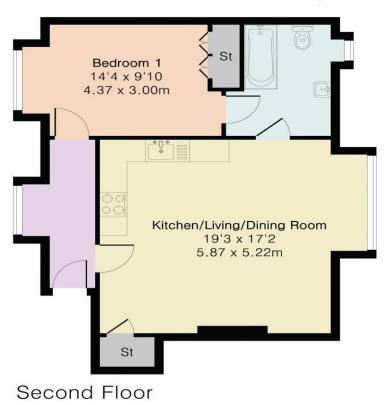


16 The Mansion Hertford, SG13 8FJ

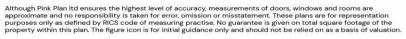
£320,000

Lease in the process of being extended and ground rent to be peppercorn Thomas Childs & Co are delighted to bring to market this immaculately presented top floor apartment within the prestigious Mansion conversion on Balls Park in Hertford. This one bedroom apartment offers a great blend of original period features with a modern twist, it has been lovingly maintained by the current owners. The contemporary open plan living/kitchen/dining space is light and airy with a beautiful stone feature fireplace, a modern kitchen with fitted appliances, a good size storage cupboard and access to the Jack and Jill bathroom. The views of the communal grounds are far reaching and very impressive. The double bedroom has a range of fitted wardrobes, access to the bathroom and views to the front of the Mansion. The apartment has use of the shared vestibule, a very impressive space to host guests and of course the 67 acres are free to roam through and enjoy a picnic on a summers day. The apartment has an allocated parking space in the underground car park and there is also visitor parking. Call to arrange a viewing on 01992 721321

Approximate Gross Internal Area 595 sq ft - 55 sq m















Energy performance certificate (EPC)



Rules on letting this property

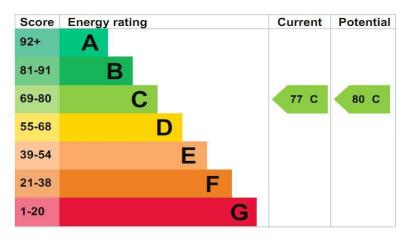
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance