



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



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.



**THOMAS
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ESTATE AGENTS

www.thomas-childs.com



Energy performance certificate (EPC)

16 The Mansion Balls Park HERTFORD SG13 8FJ	Energy rating C	Valid until:	27 March 2034
		Certificate number:	6534-1427-4300-0848-6226

Property type	Top-floor flat
Total floor area	56 square metres

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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.