



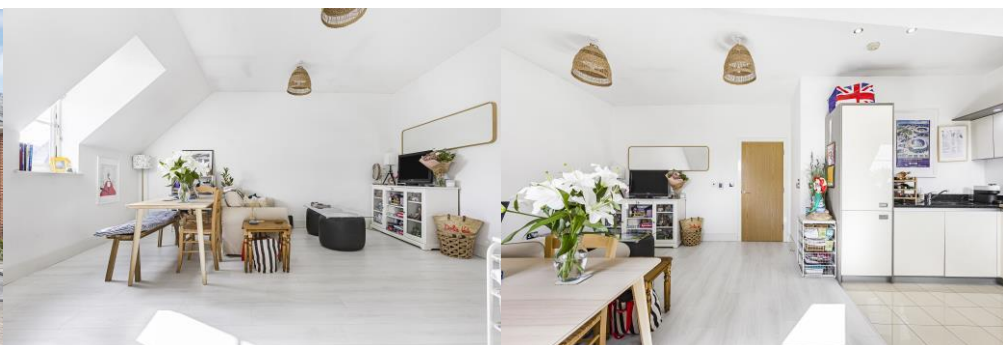
Bright One Bedroom Top Floor Flat with Lift.

Capped Ground Rent and Long Lease.

Parking Space

Walking Distance To Hertford Town

Beautiful Communal Grounds and Views

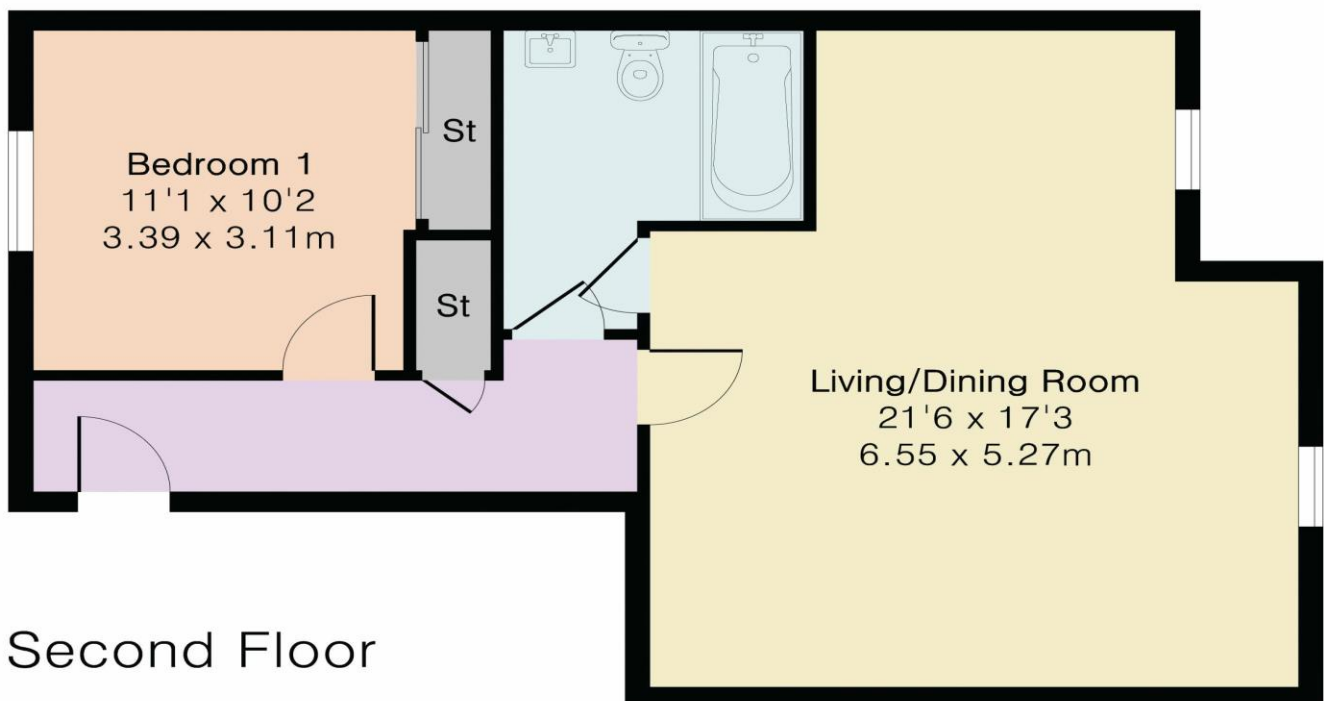


48 Henmarsh Court
Hertford, SG13 8FB

**Offers in the Region
Of £299,500**

****Chain Free**** A fantastic opportunity to purchase this top floor, bright, one bedroom modern flat in the popular Henmarsh Court development on Balls Park. This particular flat has undergone lease corrections needed to have a fluid sale. The property has access via a lift and there is a parking space within the gated development to the front of the building. With a lease length of 109 years, a service charge of £2200 and a capped ground rent at £250 this property is a gem for a first time buyer, a down-sizer or rental investor. Hertford town is a manageable walk through the park and onto Mangrove Road and Hertford North Station is also very assessable. Please contact Thomas Childs & Co on 01992 721 321 to book in an appointment.

Approximate Gross Internal Area 593 sq ft - 55 sq m



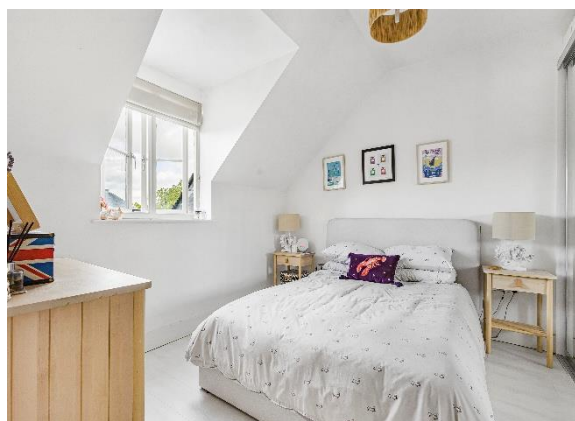
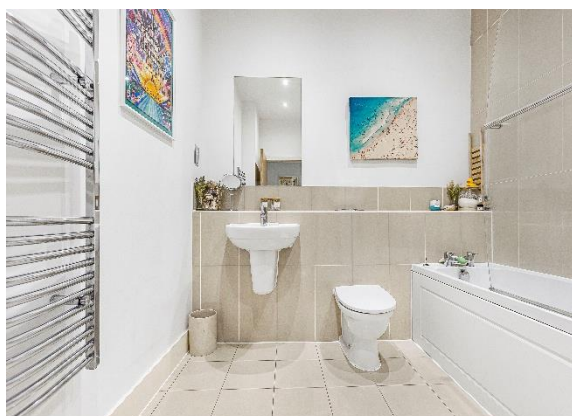
Second Floor



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.

THOMAS
CHILDS & CO
ESTATE AGENTS

www.thomas-childs.com



Energy performance certificate (EPC)

48 Henmarsh Court
Balls Park
HERTFORD
SG13 8FB

Energy rating

C

Valid until:

1 September 2035

Certificate number:

0370-2889-5510-2105-5461

Property type

Top-floor flat

Total floor area

55 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.