The Mansion, Balls Park, Hertford, SG13 8FJ

william h brown

William H Brown are delighted to present this luxury and spacious two double bedroom penthouse apartment with accommodation of approx. 1550 sq ft. This stunning apartment is set within the sought-after Mansion at Balls Park, with truly outstanding grounds extending to 64 acres and is situated less than 1 mile from Hertford Town Centre.The apartment has picturesque views across the beautifully landscaped grounds creating a wonderful sense of space and character throughout. Upon entering the mansion through the secure communal entrance door, you are welcomed by a superb communal reception area with a feature fireplace and stairs leading to all floors. The apartment boasts a spacious entrance hall providing access to all rooms. The large lounge has an ornamental fireplace with views across the communal areas. The fitted kitchen/dining room has integrated appliances, 'Granite' work surfaces, in-built pantry and views to the rear aspect. The master bedroom has an en-suite shower room, built in wardrobes and underfloor heating, whilst the second bedroom has an original fireplace and a built-in wardrobe. The main bathroom features a roll top bath with shower attachment, fully tiled walls and underfloor heating. Externally the 64 acres of grounds are maintained by an independent management team and the apartment further boasts the benefit of two allocated parking spaces, one to the front of the mansion and the other parking space is in the secure underground car park.

-Accommodation Overview-

Communal Entrance
With security entry phone system giving access to:

Communal Reception
Featuring a superb fireplace, wood panelling to walls and stairs leading to all floors.

The Apartment
Main front entrance door to:

Entrance Hall
Featuring period style window to the side aspect. Storage cupboard housing hot water mega flow system. Doors to:

Lounge
Featuring period style windows to the front aspect overlooking the communal areas. Original ornamental fireplace. Two cast iron radiators.

Kitchen/Dining Room
Luxury fitted kitchen comprising of a range of wall and base units with cupboards and drawers under. Granite work surfaces incorporating a single bowl sink unit with separate waste disposal and drainer. 'Neff' gas hob with electric oven under and extractor hood above. Integrated fridge/freezer, integrated dishwasher and integrated washer/dryer. Wine store. Cast iron radiator. Period style window to the rear aspect. Built-in pantry cupboard.

Inner Hallway
Two period style windows to the side aspect. Two cast iron radiators.

Bedroom One
Featuring a sky light window. Fitted wardrobe cupboard and cast iron radiator.

En-Suite Shower Room
Luxury suite comprising of a fully tiled shower cubicle with rainfall shower above and glass shower screen. Wash hand basin with vanity unit below. Dual flush WC. Period style windows to the front aspect. Under floor heating. Chrome heated towel rail and cast iron radiator.

Bedroom Two
Featuring pull down period style windows. Original fireplace. Built in wardrobe. Cast iron radiator.

Bathroom
Luxury three piece suite comprising of a roll top bath with chrome mixer tap and shower attachment. Wash hand basin with mixer tap over. Dual flush WC. Heated towel rail. Fully tiled walls and under floor heating.

-Exterior-

Parking
External allocated parking for one vehicle and further secure undercover allocated parking.

Communal Grounds
Superbly maintained communal gardens of approx. 64 Acres being managed by an independent management team.

Agent Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

view this property online williamhbrown.co.uk/Property/HFD108429

Welcome to The Mansion, Balls Park
Hertford

- Luxury & Spacious Two-Bedroom Grade II Listed Penthouse Apartment
- Large Lounge With Original Fireplace
- Fitted Kitchen / Dining Room
- Two Double Bedrooms
- Two Bathrooms Both With Underfloor Heating

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: E Service Charge: 7000.00 – Review date: 1/4/2027
Ground Rent: 300.00 – Review date : TBC

This is a Leasehold property with details as follows; Term of Lease 175 years from 29 Sep 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£650,000

Please note the marker reflects the postcode not the actual property

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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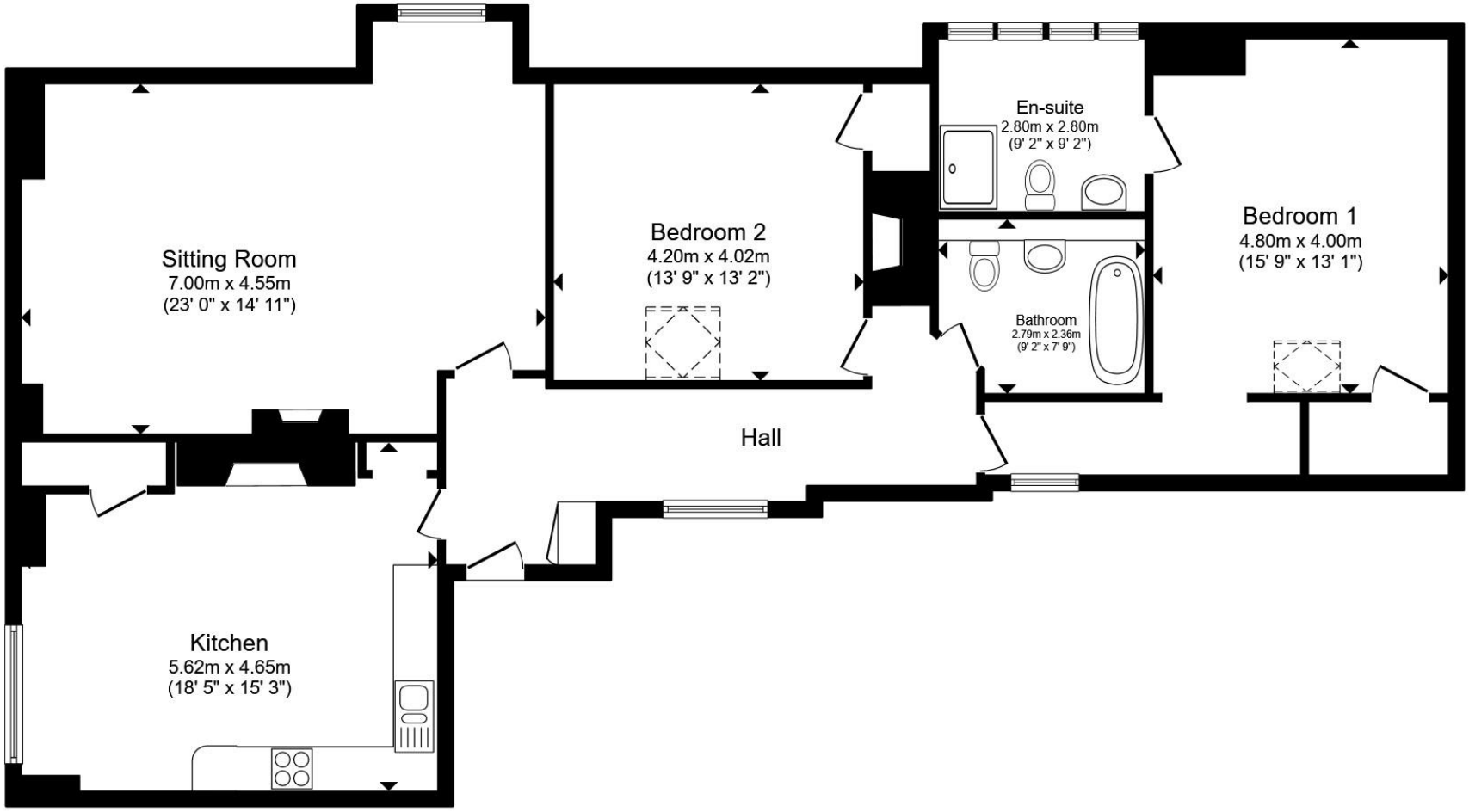
Property Ref:HFD108429- 0002 - William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Total floor area 136.0 m² (1,464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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