



Kinsman Mews Gascoyne Way
Hertford, SG13 8EW
Guide price £425,000



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STAMP DUTY & LEGAL FEES PAID subject to t&c's

Greenhill Estates are delighted to bring to market this brand-new conversion apartment, located in a small gated development of just 9 luxury properties situated just at the edge of Hertford town centre. This stunning ground-floor residence masterfully combines an industrial style aesthetic with the ease of modern, lateral living. Boasting high ceilings and an expansive 742 sq ft of internal space, this property is an ideal choice for downsizers or anyone seeking a luxury "no-stairs" lifestyle without compromising on style or volume.

The heart of the home is a grand open-plan kitchen, reception, and dining room measuring an impressive 23'11 x 11'10. This vast living space is finished with premium oak herringbone flooring and high-specification industrial touches, creating an atmosphere that is both contemporary and sophisticated. The lateral layout ensures a seamless flow from the living area to the sleeping quarters, providing a practical and accessible environment that feels remarkably spacious.

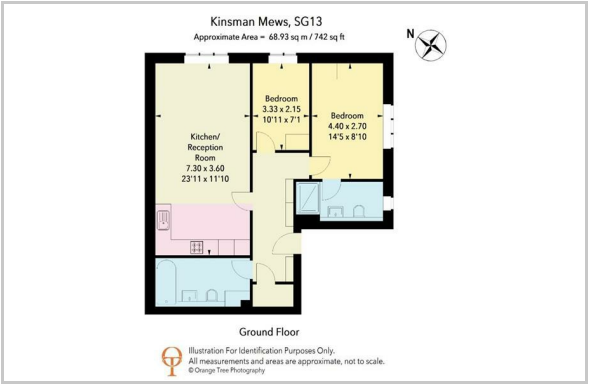
Externally, the apartment comes with an allocated parking space including an EV charger. Situated on a private road, residents also benefit from ample unrestricted street parking for guests or second vehicles. The property is offered with a 999-year lease, no ground rent, and low service charges, all backed by a 10-year structural warranty for total peace of mind.



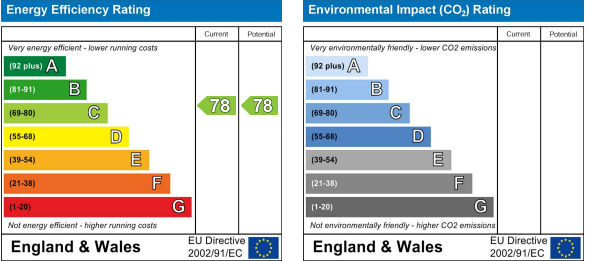
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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