

4, The Coach House, Hertford

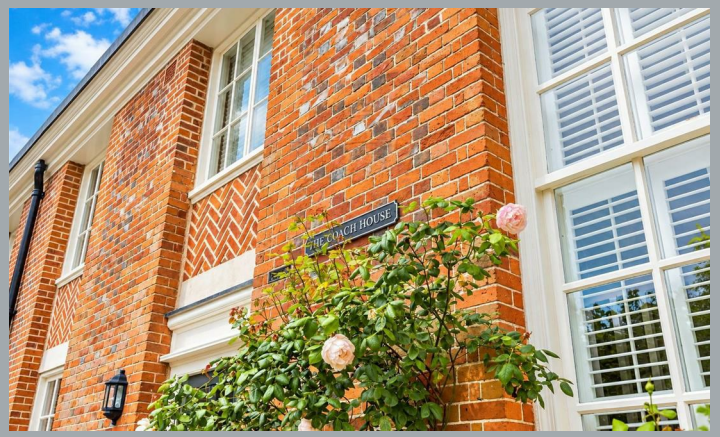
SG13 8FN

£280,000

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4 The Coach House, Balls Park, Hertford, Herts, SG13 8FN

****CHAIN FREE**** Steven Oates are delighted to offer this absolutely stunning one bedroom apartment which forms part of the exclusive balls parks development of high end homes. Balls Park is a gated development which is situated within 64 acres of communal parkland offering an amazing space to enjoy all year round. The Coach House forms part of the original grade II listed mansion which has been converted into luxury apartments across difference sections of the building. This property is perfectly situated within a gated section of the park offering a real sense of privacy and security, the front door is accessed through a communal entrance hallway which is shared with only one other apartment. This breath-taking home has been thoughtfully designed boasting stylish accommodation. As you step in, you are welcomed with a spacious entrance hallway, this leads into the generous size double bedroom which benefits from fitted wardrobes. There is also a luxury bathroom suite which has been completely refitted. The living room and kitchen forms part of this amazing 22ft open plan space perfect for modern living and entertaining guests. There is ample space for all types of furniture and kitchen benefits from integrated appliances. Internal viewing is highly recommended !

Situated within the Balls Park Estate which benefits from 64 acres of beautifully maintained communal parklands yet sits only a short distance from Hertford town centre with a range of great local amenities. Both Hertford East and North stations, Hertford cricket club and the town's theatre & restaurant are within walking distance, there is also easy access from Balls Park to the A10. Within easy reach of 'outstanding' rated local schools and also having the benefit of being a secure gated development, this is both a fantastic family home or 'lock up and leave' property.



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Approximate Gross Internal Area 758 sq ft – 70 sq m



Ground Floor

PINK PLAN

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.

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