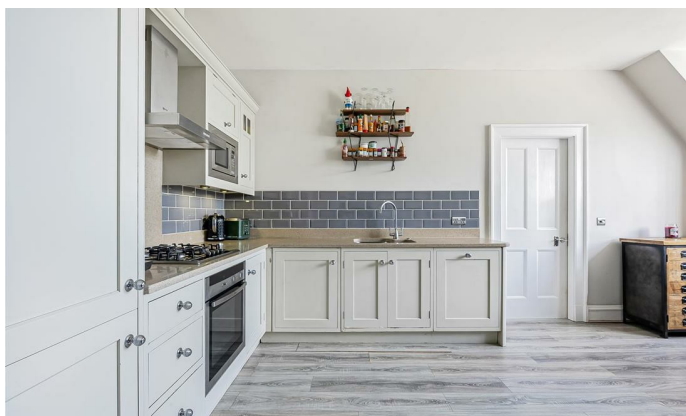




16, The Mansion, Hertford
SG13 8FJ
Guide Price £299,000



stevenoates.com



16 The Mansion, Balls Park, Hertford, SG13 8FJ

A stunning and truly unique one-bedroom top floor apartment, forming part of an impressive historic conversion. This spacious home offers approximately 595 sq ft of stylish and contemporary accommodation, representing excellent value for money. The property comprises an inviting hallway leading to a bright open-plan lounge, dining, and kitchen area, along with a generously sized bedroom. The modern bathroom is cleverly designed with dual access, serving both the living area and as an en-suite to the bedroom. Externally, the apartment benefits from allocated parking for one vehicle, beautifully maintained communal grounds, and attractive shared areas. This exceptional property would make an ideal purchase for a first-time buyer or a fantastic investment opportunity.

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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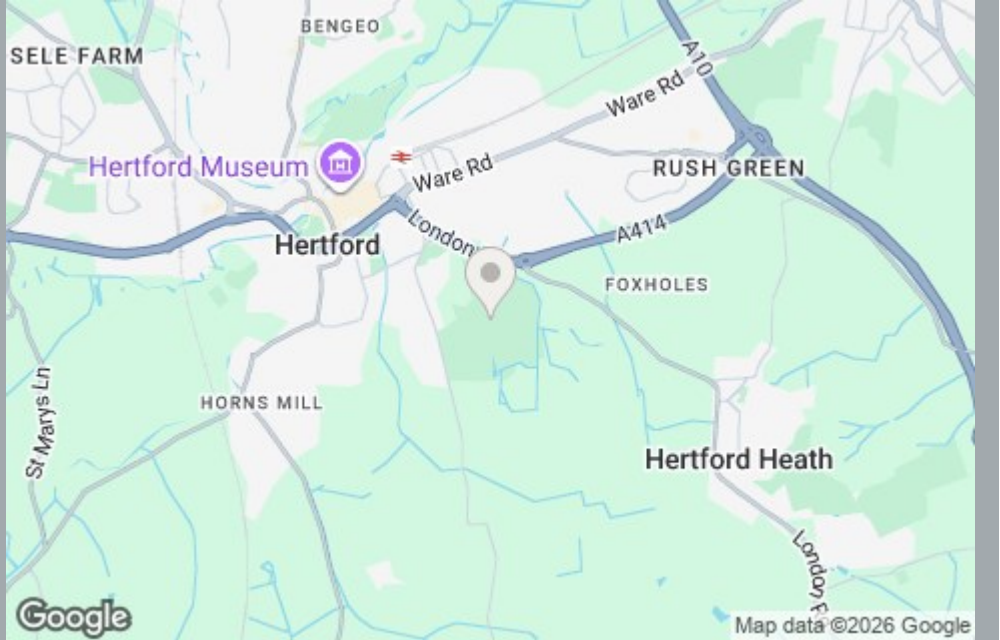




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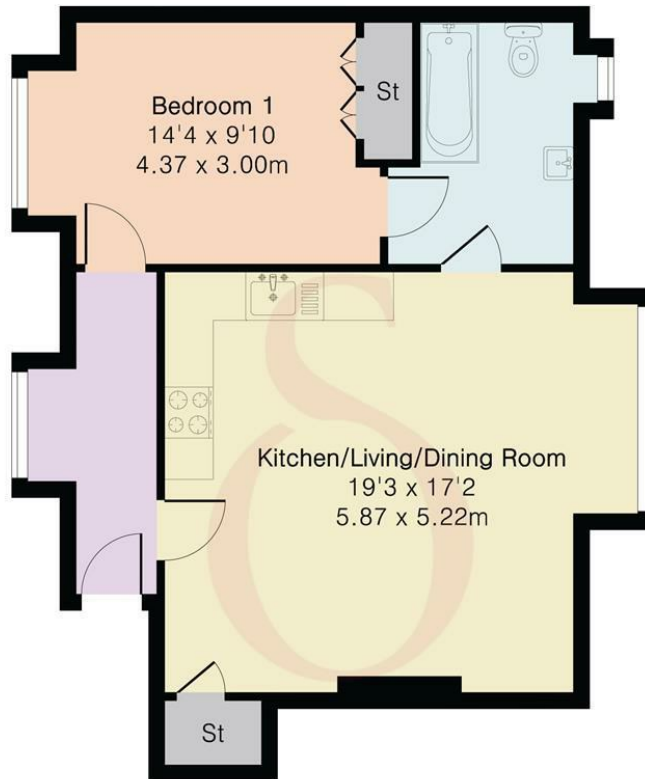


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Approximate Gross Internal Area 595 sq ft - 55 sq m



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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

