



**Nightingale Court, Hertford, SG14 1PD**



## Welcome to Nightingale Court, Hertford

Located in a highly sought-after and convenient position within walking distance of Hertford town centre, Hertford North railway station, local shops, excellent schools, and scenic riverside walks, this larger-than-average first floor apartment offers bright, well-proportioned living space ideal for professionals, downsizers, or investors alike. This beautifully maintained property features a generously sized front reception room, bathed in natural light from two large windows. The separate kitchen is well laid out and offers ample storage and workspace. There are two bright and spacious double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A separate contemporary family bathroom serves the second bedroom and guests. Additional features include allocated parking to the front, visitor parking to the rear, and access to well-kept communal riverside gardens—providing a peaceful and attractive setting. This rarely available apartment offers space, location, and lifestyle in equal measure, making early viewing highly recommended.



## -Accommodation Overview-

### Entrance Hall:

Three storage cupboards, leads out to private balcony.

### Lounge:

15' 5" x 11' 9" (4.70m x 3.58m)

Double glazed bay window to front aspect, double glazed window, feature fireplace, radiator.

### -Balcony-

### Kitchen:

10' 7" x 9' 11" (3.23m x 3.02m)

Fitted wall and floor units with work surface over, breakfast bar, sink unit with mixer tap over, integrated gas hob with extractor canopy over and oven beneath, space for fridge freezer, double glazed window to rear aspect, door to hallway.

### Bedroom One:

14' 4" x 12' 8" (4.37m x 3.86m )

Two double glazed windows to front aspect, carpet, radiator. Door leading to en-suite shower room.

### En-Suite Shower Room:

Shower cubicle with wall mounted shower, wash hand basin and mixer tap over, WC, tiled walls, tiled floor, chrome heated towel rail.

### Bedroom Two:

11' 4" x 6' 4" (3.45m x 1.93m)

Double glazed window to front aspect, fitted wardrobes, radiator.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, chrome heated towel rail.

## -Exterior-

### Parking:

One allocated parking space plus additional visitor parking.

### Communal Gardens:

Well-kept communal gardens.



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## Welcome to Nightingale Court, Hertford

- Two Bedroom Two Bathroom Apartment
- Walking Distance To Hertford Town Centre (10 min walk)
- One Allocated Parking Space & Visitor Parking
- Well-Kept Communal Gardens
- Chain Free
- Only a 7 Minute Walk To Hertford North Train Station
- Private Balcony

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: £1,578.00

Ground Rent: £120.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

# £315,000



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.focusagent.com



Please note the marker reflects the postcode not the actual property

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