

shepherds
A better home
moving experience



15 The Mansion

Hertford, SG13 8FJ

Price Guide £550,000



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Set within the sought-after Balls Park Estate, this elegant two-bedroom apartment is located in The Mansion and offers a unique blend of period charm and modern comfort in a highly regarded and peaceful setting. High ceilings and picturesque views across the beautifully landscaped grounds create a wonderful sense of space and character throughout.

This south facing apartment offers well-proportioned accommodation throughout, with bright and airy interiors that benefit from large windows and an abundance of natural light, creating a warm and welcoming atmosphere.

The property comprises two bedrooms and a modern bathroom, all finished in a way that complements the light and spacious feel of the apartment.

Residents benefit from access to approximately 64 acres of beautifully maintained parkland, offering an enviable sense of tranquillity while still being within reach of Hertford's vibrant town centre and excellent transport links. The apartment also enjoys allocated parking for two vehicles with both an underground and overground space and well-maintained communal areas, adding to the overall convenience and appeal.

This exceptional home delivers the perfect balance of historic elegance, modern comfort, and everyday practicality.

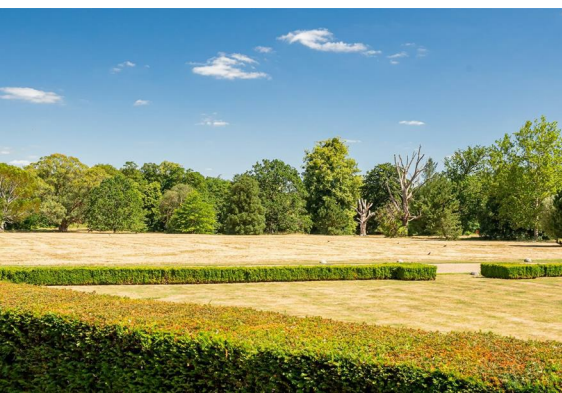




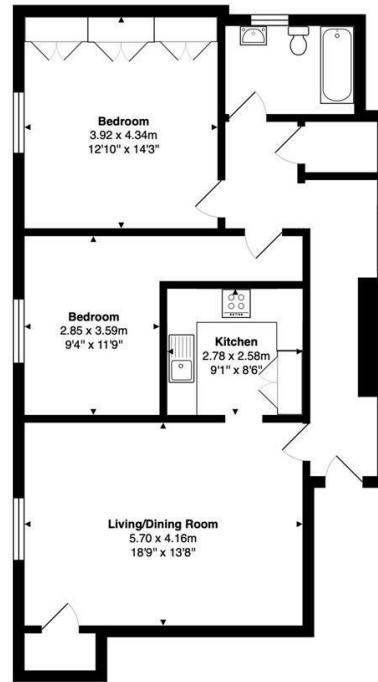
- Prestigious apartment within the historic Balls Park Mansion
- Bright south-facing aspect with beautiful views over the landscaped grounds
- Elegant period features including impressive high ceilings and large sash windows
- Two well-proportioned bedrooms and a modern bathroom
- Spacious and light-filled accommodation throughout
- Residents enjoy access to approximately 64 acres of stunning communal parkland
- Allocated parking spaces for two cars within this exclusive gated development

Tenure

Leasehold - 159 years remaining
Mansion Service Charges - £4,823.94 per annum
Sinking Fund Charge - £1,905.64 per annum
Estate Service Charges - £520.48 per annum
Ground Rent - £300 per annum



Floor Plan



Second Floor
Area: 85.5 m² ... 920 ft²

FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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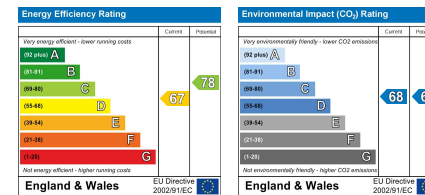
Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Leasehold

Energy Performance Graph



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