

shepherds  
A better home  
moving experience



29 Kingsmead Court

Hertford, SG13 7LR

Price Guide £315,000



## 29 Kingsmead Court

Hertford, SG13 7LR

**SOLD BY SHEPHERDS - OFFERED CHAIN FREE.** A two double bedroom first-floor apartment, built in 2016 and perfectly positioned for convenience and style, this residence offers a seamless blend of modern design and practical features, making it an ideal choice for discerning buyers.

Upon entering, you'll be greeted by a spacious lounge that flows effortlessly into a sleek, modern kitchen. This open-plan layout is perfect for entertaining guests or enjoying quiet nights in. Step out onto your private balcony and soak in the tranquil views, a perfect spot for morning coffees or evening relaxation.

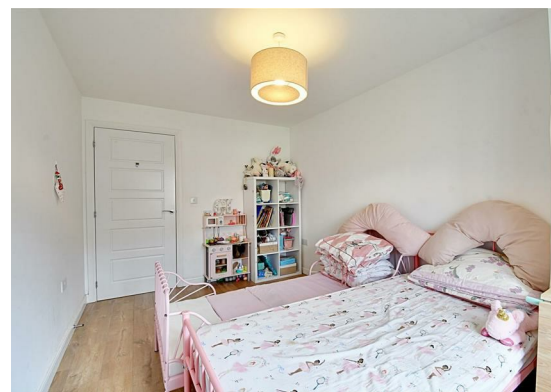
The master bedroom is a haven of comfort, complete with an en-suite shower room for added privacy and luxury. A well-appointed main bathroom serves the second bedroom and guests, ensuring convenience for all.

Access to the apartment is a breeze, with both lift and stairs available, catering to all needs. The secure gated underground car park provides peace of mind, with an allocated parking space included. With a lease boasting an impressive 157 years remaining, this property is not only a home but a wise investment for the future.

Residents can also enjoy the beautifully landscaped communal gardens, offering a serene escape from the hustle and bustle of everyday life. Whether you're a professional seeking a stylish base or looking to downsize without compromising on quality, this apartment ticks all the boxes.

Experience the perfect blend of modern elegance and practical living in a prime Hertford location. Arrange a viewing today and take the first step towards making this exceptional apartment your new home.



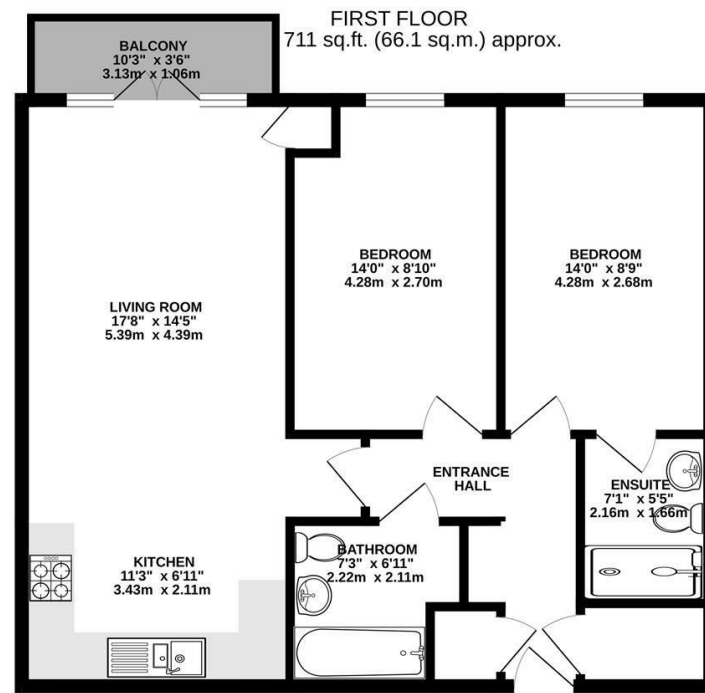


- Two double bedroom first floor apartment
- Modern development built in 2016
- OFFERED CHAIN FREE
- Spacious living room
- Open plan to modern style kitchen
- Private balcony overlooking the communal gardens
- Master bedroom with ensuite shower room
- Lease with 157 years remaining
- Allocated parking in underground carpark

Tenure  
Leasehold - 157 years remaining  
Service Charge - £2,108.00 per annum  
Ground Rent - £300 per annum



## Floor Plan



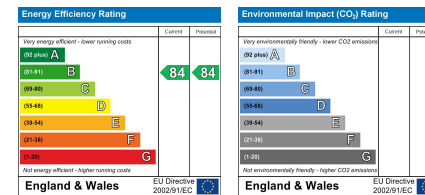
TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

## Energy Performance Graph



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