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Property Sales & Lettings



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Harrington Court | Hertford Heath | SG13 7QT | £260,000



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# Harrington Court | Hertford Heath | SG13 7QT

Nestled in the charming village of Hertford Heath, Harrington Court presents a delightful opportunity to acquire a bright and spacious Flat that is perfect for modern living. This well-appointed home features a generous living and dining area, which is bathed in natural light due to its dual aspect windows. These windows not only enhance the airy feel of the space but also offer stunning views across the picturesque open fields, creating a serene backdrop for everyday life.

The property boasts a fitted kitchen, complete with a separate large larder, providing ample storage and functionality for culinary enthusiasts. Two well-sized double bedrooms ensure that there is plenty of room for relaxation and rest, making this home ideal for families or those seeking extra space.

Additional benefits of this property include gas central heating and double glazing, ensuring comfort throughout the seasons. Residents parking available at both the front and rear of the property adds to the convenience of living here.

Harrington Court is perfectly situated, being in close proximity to local schools and village amenities, making it an excellent choice for families. Furthermore, it is within easy reach of Hertford and its surrounding areas, providing a blend of peaceful village life with the accessibility of urban conveniences. This property truly combines comfortable living with a highly desirable location, making it a must-see for prospective buyers.

Mains Connections, gas, electric water and drainage

Lease 81 Years Remaining, £10 per annum ground rent, £1056 per annum maintenance charge.

- Top Floor Flat
- 2 Double Bedrooms
- Kitchen
- Modern Bathroom
- Gas Central Heating
- Chain Free
- Communal Carpark
- Brick Shed
- Cul-De-Sac Location



Entrance Door

Entrance Hall

15'5 x 3'

Living Room

15'11 x 10'5

Dining Area

8'8 x 8'0

Kitchen

8'7 x 8'4 + cds

Bedroom One

12'5 x 9'9 + wds

Bedroom Two

12'5 x 7'10

Bathroom

7'1 x 6'8

Exterior

Communal Parking Area (not Allocated)

Brick Shed



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**Tenure :** Leasehold  
**Council:** East Hers District  
**Tax Band:** B



Harrington Court  
Trinity Road  
Hertford Heath



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

