shepherds
A better home
moving experience



1 Barker Court Mill Road

Hertford, SG14 1GF

Price Guide £295,000

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Positioned right in the heart of Hertford town centre and directly opposite Hertford East station, this superb two bedroom ground floor apartment is centred around one standout feature- the incredibly generous private terrace. Rarely do town centre apartments offer this kind of outside space, making it perfect for entertaining, outdoor dining or simply enjoying a bit of privacy in the middle of town.

Beautifully presented throughout, the apartment offers bright and modern accommodation with a layout that works brilliantly for both day-to-day living and hosting guests. The spacious open-plan kitchen/living area opens directly onto the terrace via large sliding doors, creating a fantastic indoor/outdoor feel and allowing plenty of natural light to flood the property. The sleek contemporary kitchen benefits from integrated appliances, ample storage and excellent workspace.

Both bedrooms are well proportioned, with the principal bedroom providing a comfortable retreat, whilst the second bedroom offers flexibility as a guest room, home office or dressing room. A stylish modern bathroom and well-maintained finish throughout complete the accommodation.

Further benefits include an allocated parking space within a secure gated residents' car park and access to a communal bike store, providing both convenience and practicality in such a central location.

The location is one of Hertford's most convenient, with the town's excellent range of cafés, restaurants, bars, independent shops and everyday amenities all within easy walking distance. Hertford East station sits directly opposite, providing direct links into London Liverpool Street and making the property ideal for commuters.

Combining modern interiors, exceptional outside space, secure parking and an unrivalled town centre location, this is a rare opportunity to purchase a genuinely impressive apartment in one of Hertford's most sought-after developments.



















- Stunning two bedroom ground floor apartment in the heart of Hertford town centre
- Exceptional private terrace rarely found with modern apartments
- Directly opposite Hertford East station with links into London Liverpool Street
- Bright and spacious open-plan kitchen/living accommodation
- Large sliding doors creating an excellent indoor/outdoor feel
- Modern fitted kitchen with integrated appliances and ample storage
- Two well proportioned bedrooms
- Stylish contemporary bathroom suite
- Beautifully presented throughout and ready to move straight into
- Moments from Hertford's cafés, restaurants, bars and independent shops

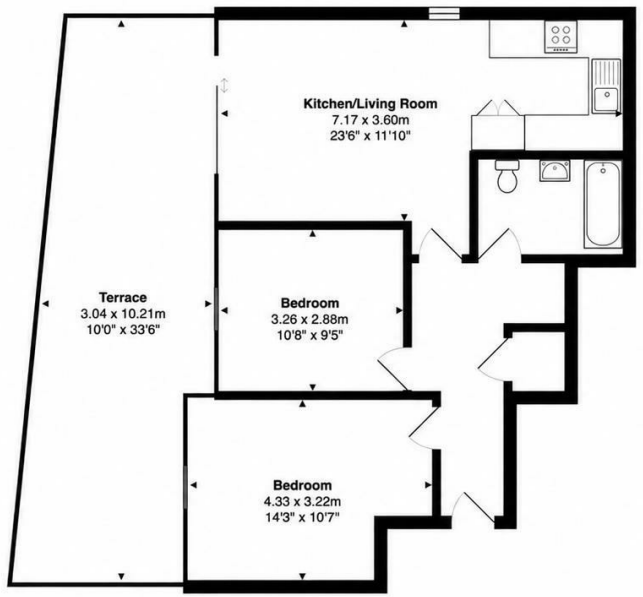
Tenure
Leasehold - 141 years remaining
Service Charge - £1,570 per annum







Floor Plan



Ground Floor
Area: 61.8 m² ... 665 ft²

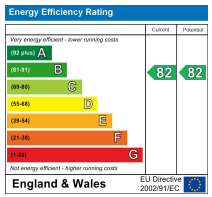
Total Area: 61.8 m² ... 665 ft² (excluding terrace)

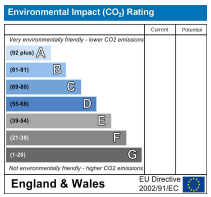
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Viewing

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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