

shepherds
A better home
moving experience



10 The Mansion
Hertford, SG13 8FJ
£650,000



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Situated on the top floor of the historic Mansion House within the prestigious Balls Park development, this exceptional two bedroom, two bathroom apartment offers over 1,600 sq ft of beautifully proportioned accommodation, with incredible views across the private Mansion grounds and surrounding parkland.

One of the standout features of the apartment is its outlook, with every window enjoying an attractive aspect across the grounds. The large open plan kitchen/dining room overlooks the private Mansion gardens and provides an excellent space for everyday living and entertaining.

There is also an impressive separate living room, offering a fantastic amount of space and enjoying far-reaching views across the parkland. The proportions of the room provide plenty of flexibility for an additional dining area if required.

Both bedrooms are generous doubles. The principal bedroom benefits from a large walk-in wardrobe and beautifully finished en-suite bathroom, whilst the second bedroom has built-in wardrobes and is serviced by a separate family bathroom, also finished to an excellent specification.

The property benefits from two allocated parking spaces, with one positioned immediately outside The Mansion and a second within the secure underground car park.

Balls Park is one of Hertford's most sought-after developments, set within approximately 64 acres of beautiful historic parkland and offering a peaceful setting whilst remaining within easy reach of Hertford town centre and its excellent selection of shops, restaurants and transport links.

Combining the character and setting of the historic Mansion House with exceptional proportions, beautiful views and modern living, this is a particularly special apartment in a truly unique Hertford location.





- Top floor apartment within historic Mansion House
- Over 1,600 sq ft of accommodation
- Two large double bedrooms
- Two beautifully finished bathrooms
- Incredible views from every window
- Large open plan kitchen/dining room
- Impressive separate living room
- Principal bedroom with walk-in wardrobe & en-suite
- Two allocated parking spaces
- Set within approximately 64 acres of Balls Park grounds



Floor Plan



Second Floor

Total Area: 148.7 m² ... 1601 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.

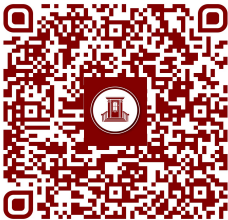
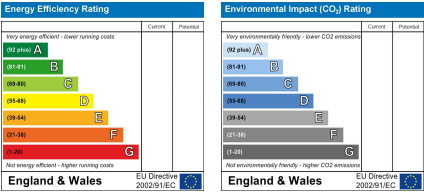
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Viewing

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

Tenure
Freehold
Council Tax Band:
E

Energy Performance Graph



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