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7 Kingsmead Court Constables Way, Hertford, SG13 7LR

£332,500

CHAIN FREE - JONATHAN HUNT are pleased to offer this bright and spacious second floor apartment located just a short walk from Hertford town and Station. The property features **TWO DOUBLE BEDROOMS**, Ensuite to master bedroom and gas central heating. Originally purchased off plan by the current owner the property benefits from a South/Westerly aspect to the Living room and balcony. Further benefits include double glazed windows, allocated parking and communal gardens.

Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975

7 Kingsmead Court Constables Way, Hertford, SG13 7LR

DINING



LIVING/KITCHEN 23'1" x 12'9" (7.06 x 3.89)



BATHROOM



ENSUITE



ENTRANCE HALLWAY



LIVING



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KITCHEN



BALCONY



BEDROOM TWO 12'2" x 9'3" (3.71 x 2.83)



INNER HALLWAY



BEDROOM ONE 12'2" x 9'3" (3.71 x 2.83)



LIFT ACCESS



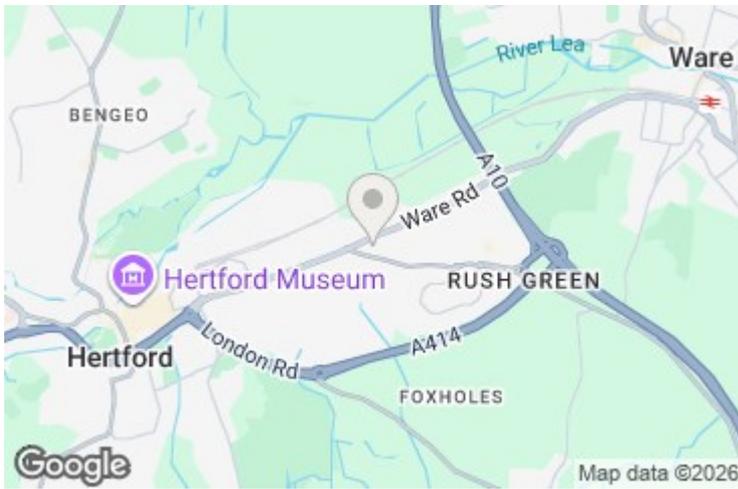
EXTERIOR

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ALLOCATED PARKING



COUNCIL TAX BAND - D



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Ground Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



Total area: approx. 68.2 sq. metres (734.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.