



16, Nightingale Court, Hertford

SG14 1PD

Asking Price £325,000



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## 16 Nightingale Court, Hertford, Herts, SG14 1PD

Steven Oates are delighted to offer this well-presented two-bedroom apartment, situated within the highly sought-after and peaceful development of Nightingale Court, just a short walk from Hertford town centre and Hertford North mainline station. This attractive property offers bright and well-balanced accommodation throughout. As you step inside, you are welcomed by a surprisingly spacious entrance hallway, which benefits from useful storage cupboards and loft access for additional storage. Just off the hallway is a beautiful modern kitchen that has been completely refitted and features integrated appliances. The lounge is deceptively spacious and provides ample room for both living and dining furniture, making it perfect for those who enjoy entertaining guests. Furthermore, there are two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys attractive communal grounds with lovely river views, along with allocated parking and additional visitor parking within the development. This fantastic home would make an ideal purchase for first-time buyers, downsizers, or investors alike, and early viewing is highly recommended.

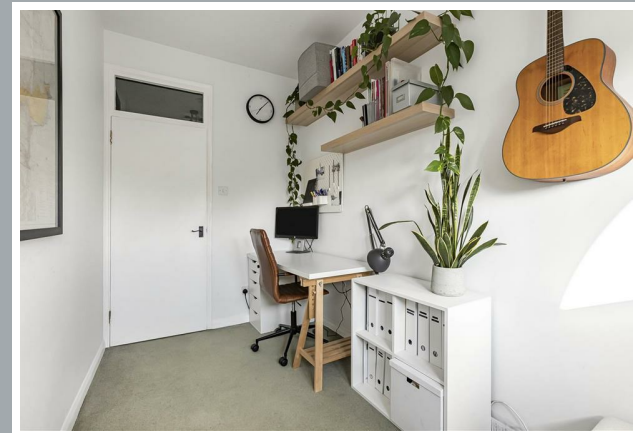
Nightingale Court is a quiet and rarely available riverside development ideally located within easy reach of Hertford's vibrant town centre, offering a wide range of shops, restaurants, bars and leisure facilities, as well as excellent transport links via Hertford North and Hertford East stations.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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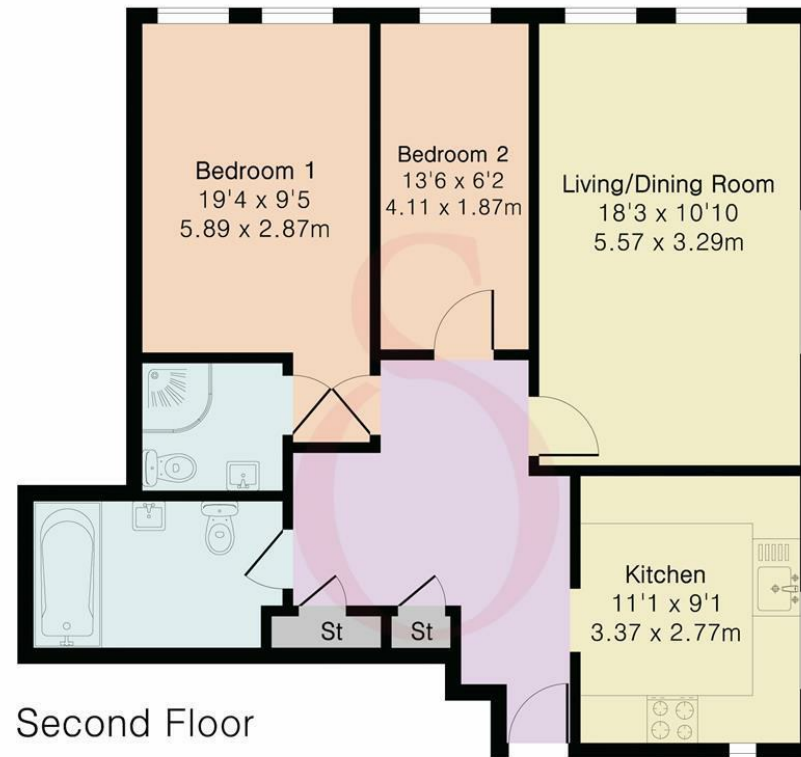


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Approximate Gross Internal Area 780 sq ft - 72 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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