



Chain Free

Two Bedrooms & Two Bathrooms

Undercover Parking Space

**Views Over The Beautifully Maintained
Communal Gardens**

Short Walk to Hertford East Railway Station

Easy Walk Into Hertford Town Centre

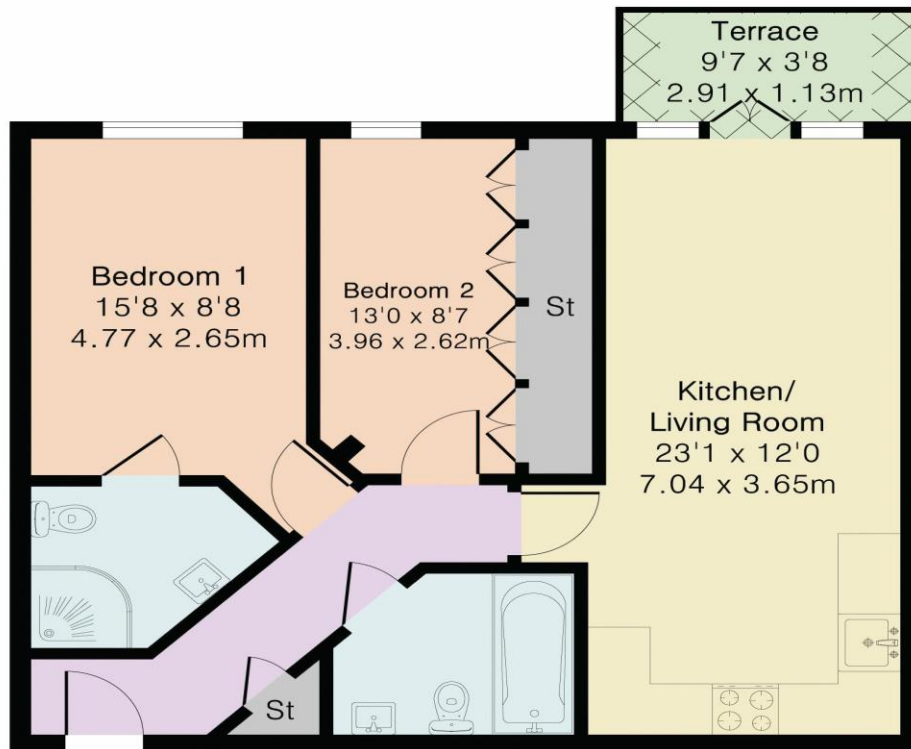


17 Constables Way
Hertford, SG13 7AF

**Offers in the Region
Of £315,000**

Thomas Childs & Co are delighted to bring to market this chain free two bedroom, two bathroom apartment. This first floor home, situated on the popular Constables Way Development is bright and airy with good sized accommodation. The apartment has a welcoming hallway, open plan kitchen/dining/sitting room, with a modern kitchen, double doors lead out onto the balcony. Two double bedrooms, one with ensuite-shower room and an additional bathroom. The second bedroom has a full wall of fitted cupboards, providing ample storage space. This apartment has the added benefit of an underground car parking space, great for those frosty or wet days. The apartment overlooks the manicured gardens and is a short walk to Hertford East Railway Station and the town centre with its plethora of shops, restaurants, bars and leisure facilities. Please call one of the team to arrange a viewing on 01992 721321

Approximate Gross Internal Area 634 sq ft - 59 sq m



First 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.



Energy performance certificate (EPC)

17 Constables Way
HERTFORD
SG13 7AF

Energy rating

B

Valid until: **21 April 2034**

Certificate number: **0350-2193-0340-2094-5701**

Property type

Mid-floor flat

Total floor area

60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.