

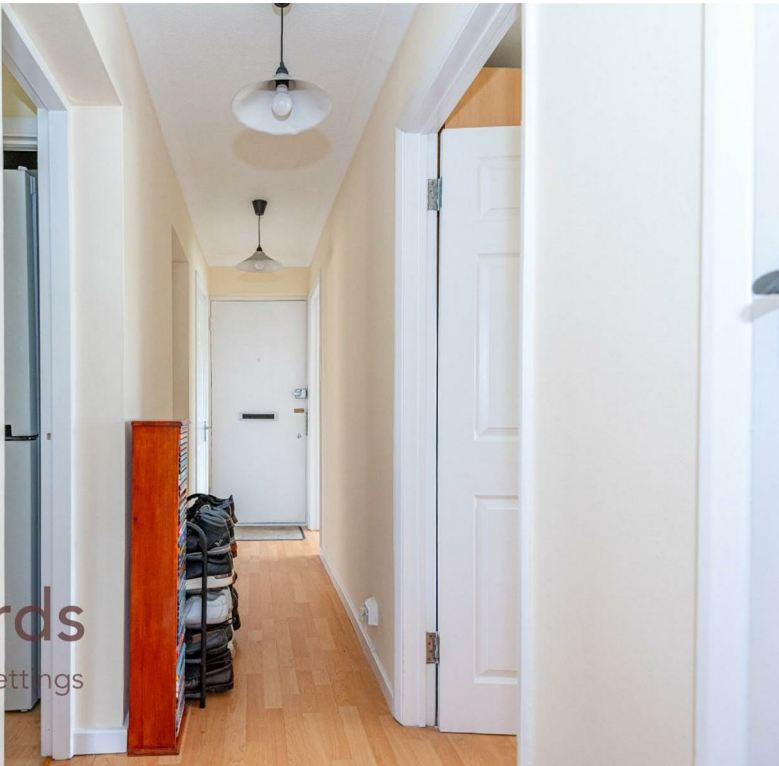


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Harrington Court | Hertford Heath | SG13 7QT | £260,000



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A photograph of a bright, modern interior space. In the foreground, a wooden dining table with four matching chairs is partially visible. The chairs have a light-colored wood frame with vertical slats. The table has a glass top. In the background, a living area features a dark brown leather sofa and a matching armchair. A black leather office chair is positioned in front of a dark wooden desk. A large window with white blinds is on the left wall, offering a view of greenery outside. The ceiling is white with a recessed section and a modern light fixture. The floor is made of light-colored wood.

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# Harrington Court | Hertford Heath | SG13 7QT

Nestled in the charming village of Hertford Heath, Harrington Court presents a delightful opportunity to acquire a bright and spacious Flat that is perfect for modern living. This well-appointed home features a generous living and dining area, which is bathed in natural light due to its dual aspect windows. These windows not only enhance the airy feel of the space but also offer stunning views across the picturesque open fields, creating a serene backdrop for everyday life.

The property boasts a fitted kitchen, complete with a separate large larder, providing ample storage and functionality for culinary enthusiasts. Two well-sized double bedrooms ensure that there is plenty of room for relaxation and rest, making this home ideal for families or those seeking extra space.

Additional benefits of this property include gas central heating and double glazing, ensuring comfort throughout the seasons. Residents parking available at both the front and rear of the property adds to the convenience of living here.

Harrington Court is perfectly situated, being in close proximity to local schools and village amenities, making it an excellent choice for families. Furthermore, it is within easy reach of Hertford and its surrounding areas, providing a blend of peaceful village life with the accessibility of urban conveniences. This property truly combines comfortable living with a highly desirable location, making it a must-see for prospective buyers.

Mains Connections, gas, electric water and drainage

Lease 81 Years Remaining, £10 per annum ground rent, £1056 per annum maintenance charge.

- Top Floor Flat
  - Modern Bathroom
  - Communal Carpark
- 2 Double Bedrooms
  - Gas Central Heating
  - Brick Shed
- Kitchen
  - Chain Free
  - Cul-De-Sac Location



Entrance Door

Entrance Hall

15'5 x 3'

Living Room

15'11 x 10'5

Dining Area

8'8 x 8'0

Kitchen

8'7 x 8'4 + cds

Bedroom One

12'5 x 9'9 + wds

Bedroom Two

12'5 x 7'10

Bathroom

7'1 x 6'8

Exterior

Communal Parking Area (not Allocated)

Brick Shed



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**Tenure :**  
**Council:**  
**Tax Band:**

**Leasehold**  
**East Herts District**  
**B**





Harrington Court  
Trinity Road  
Hertford Heath



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## HODDESDON

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Sales: 01992 440044  
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