



48, Henmarsh Court, Hertford
SG13 8FB

Price Guide £278,500



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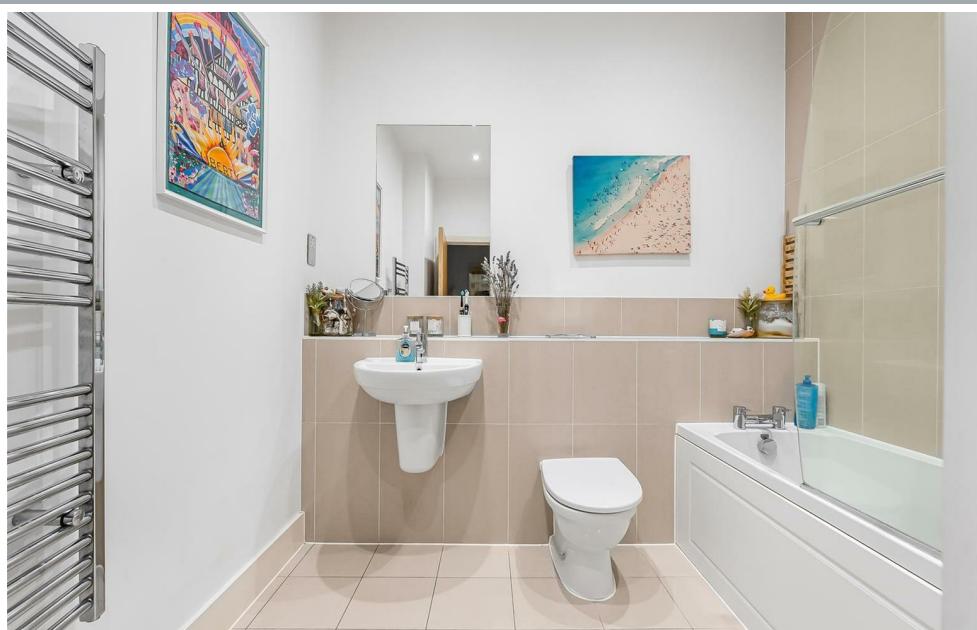
48 Henmarsh Court, Balls Park, Hertford, SG13 8FB

****REVISED LEASE**** This recently refurbished one-bedroom top-floor apartment is a lifestyle haven, nestled within the same exclusive and prestigious modern development in Balls Park on the edge of Hertford town centre. This stunning apartment features luxurious fittings and fixtures, including underfloor heating, and a security entry video system, all complemented by fresh and modern décor. The open-plan living area seamlessly combines the lounge, dining, and kitchen spaces, with integrated appliances adding to the modern convenience. The bright and spacious bedroom offers tranquil views over the beautifully maintained communal grounds and fountain seating area. The quality continues outside with 63 acres of well-tended, landscaped grounds, including lush lawns, planted areas, seating spots, and pathways. The apartment also benefits from one allocated and secure private parking space.

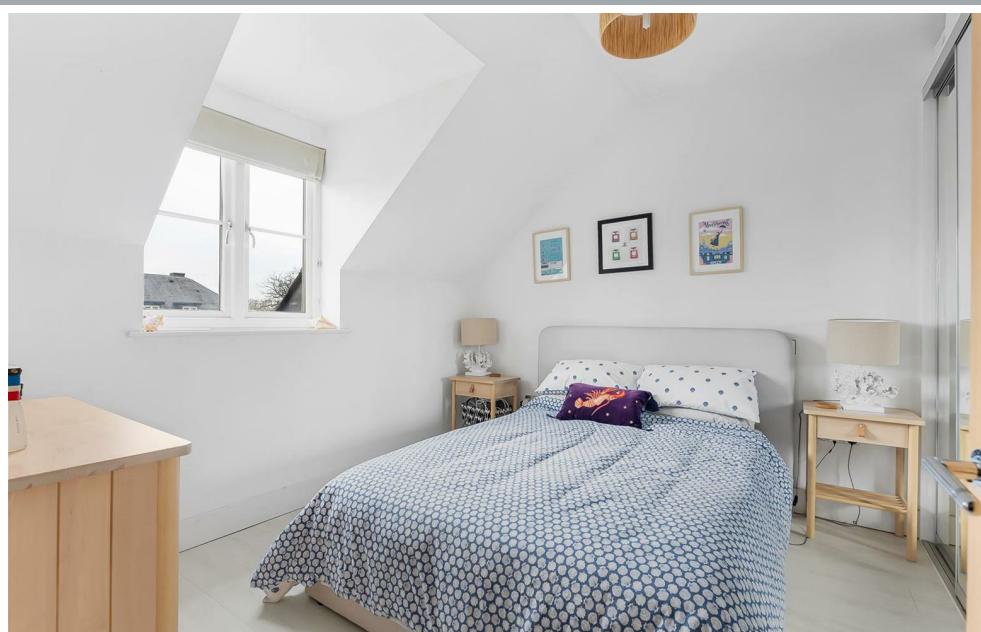
Situated within a small gated development within the heart of the Balls Park Estate, the property sits adjacent to the Balls Park Mansion itself. Balls Park benefits from 64 acres of beautifully maintained communal parkland yet sits only a short distance from Hertford town centre and favoured SG13 schooling. Hertford town centre has an excellent range of shops, leisure facilities and both Train Stations are only a short distance away with links to Liverpool Street, Moorgate & Kings Cross.



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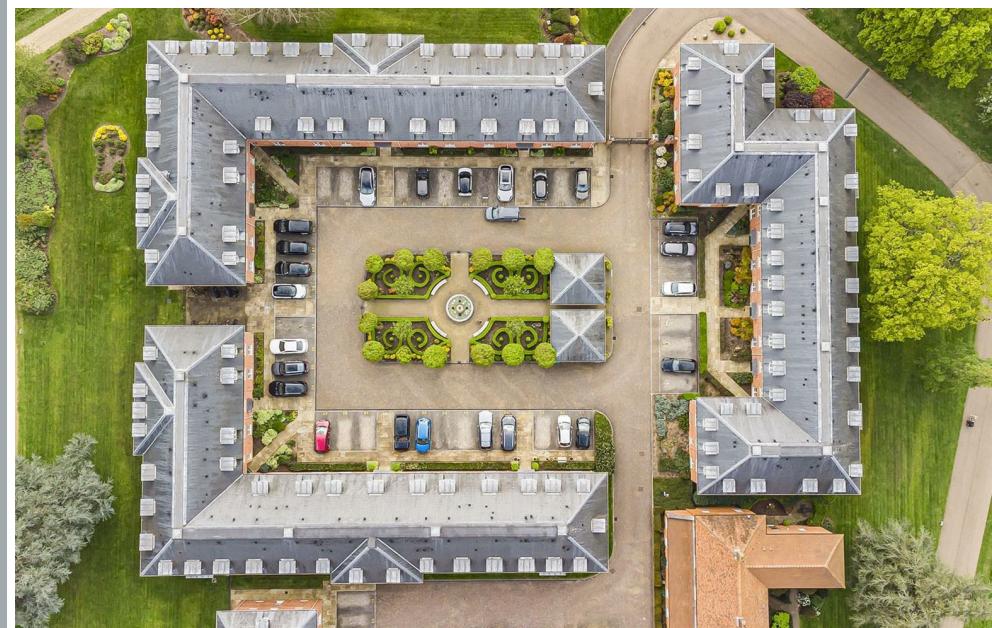


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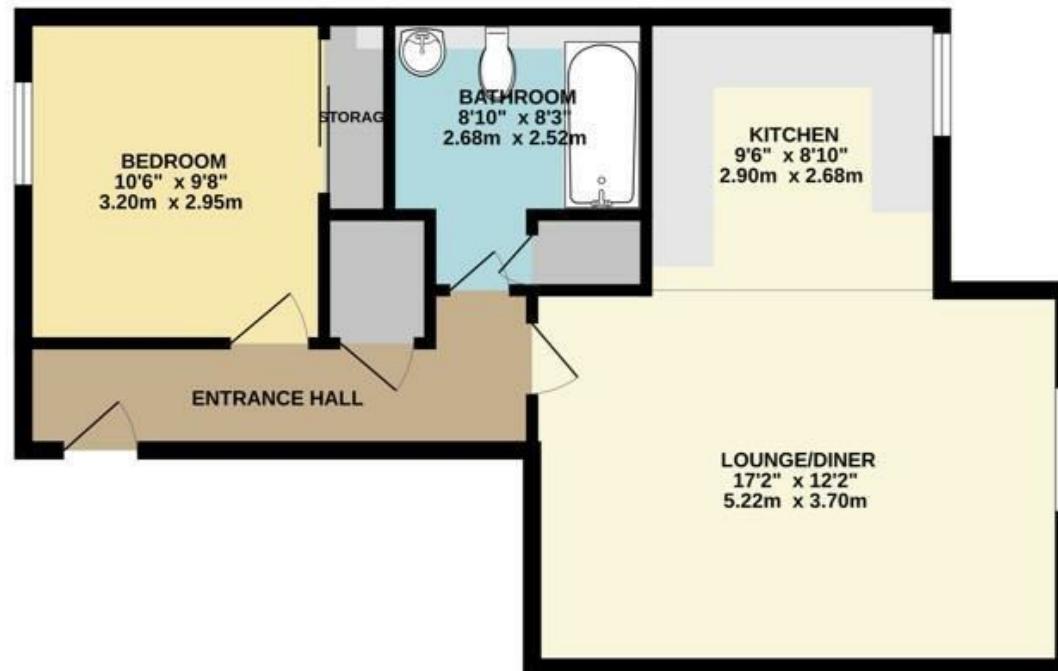


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592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, overall area, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Floorplan by Steven Oates.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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