



34, Henmarsh Court, Hertford
SG13 8FB
Asking Price £259,500



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

An exceptional opportunity to acquire a chain-free one-bedroom apartment, attractively priced within this prestigious development. Forming part of a highly sought-after, exclusive development set amid approximately 64 acres of immaculately maintained communal parkland, this stylish apartment offers modern, low-maintenance living in a truly desirable setting. Constructed around 13 years ago, the property has been thoughtfully designed to provide contemporary accommodation throughout, extending to approximately 518 sq ft. The accommodation comprises a welcoming entrance hallway leading to an impressive 22' open-plan lounge and kitchen area—ideal for both everyday living and entertaining. The generously proportioned bedroom benefits from fitted wardrobes, while a sleek, modern bathroom completes the internal layout. Externally, residents enjoy access to beautifully landscaped communal gardens, alongside the convenience of allocated parking and additional visitor spaces. Importantly, the lease has been amended to remove the former UK doubling clause, offering valuable long-term peace of mind for purchasers. This well-presented apartment represents excellent value within the development and is ideally suited to first-time buyers, investors, or those seeking a secure, high-quality home in a prime location.

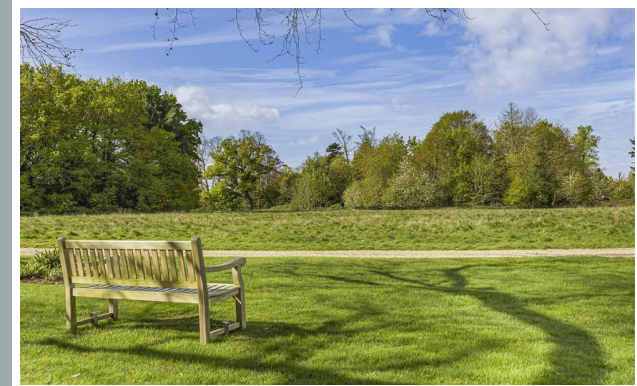
Situated within a small gated development within the heart of the Balls Park Estate, the property sits adjacent to the Balls Park Mansion itself. Balls Park benefits from 63 acres of beautifully maintained communal parkland yet sits only a short distance from Hertford town centre and favoured SG13 schooling. 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.



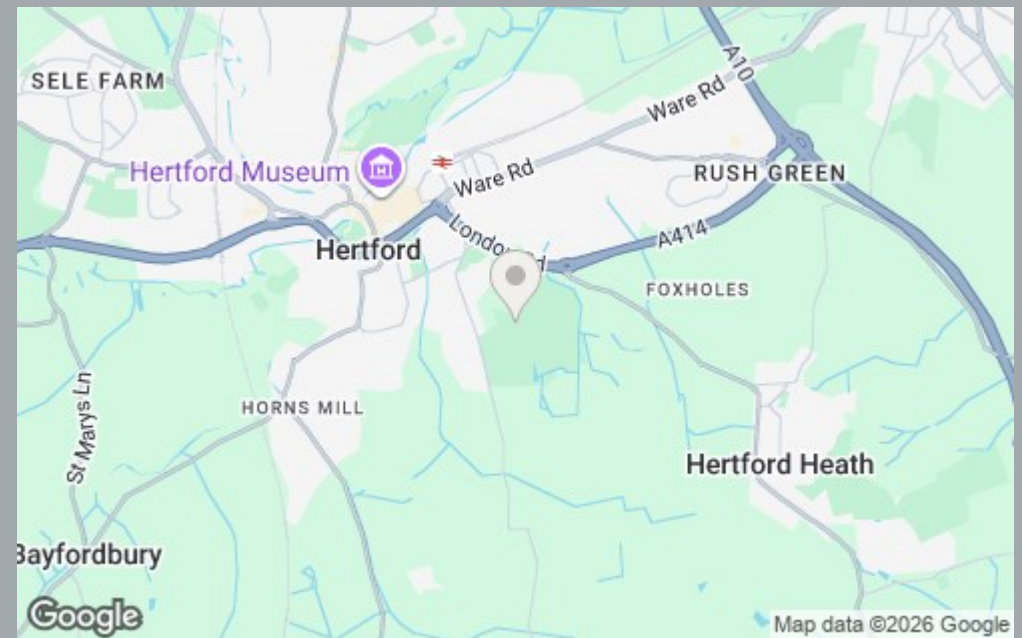
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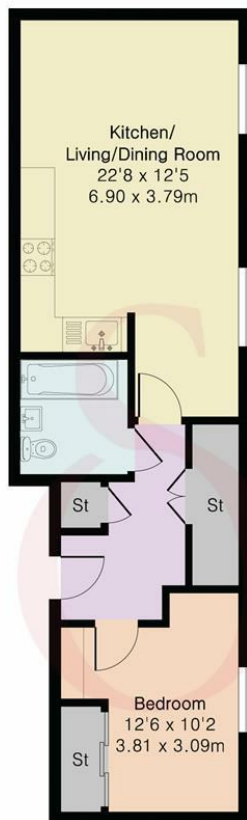


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Approximate Gross Internal Area 518 sq ft - 48 sq m



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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