



13 Florence Court, North Road, Hertford

SG14 1NR

Guide Price £315,000



stevenoates.com



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**** Gated secure parking**** This top floor two double bedroom apartment boasts a sleek and stylish interior with living room open plan to the dining room, fitted kitchen, two bright bedrooms, bathroom, communal garden and parking. The impressive apartment features large sash windows and is ideal for entertaining and everyday living. The kitchen has granite worktops, integrated appliances and ample storage. The two bedrooms are a good size and offer spaces for wardrobes. The bathroom is fitted with a modern white suite. The property enjoys communal gardens and residence parking. The property also benefits from a newly extended 170 year lease.

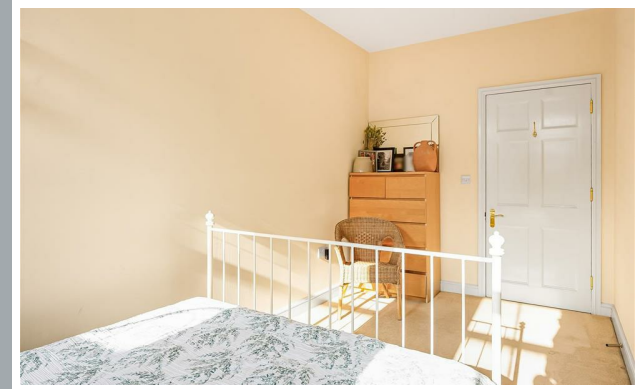
Florence Court is a fantastic development, forming part of the original Hertford Hospital right in the heart of Hertford with excellent transport links to central London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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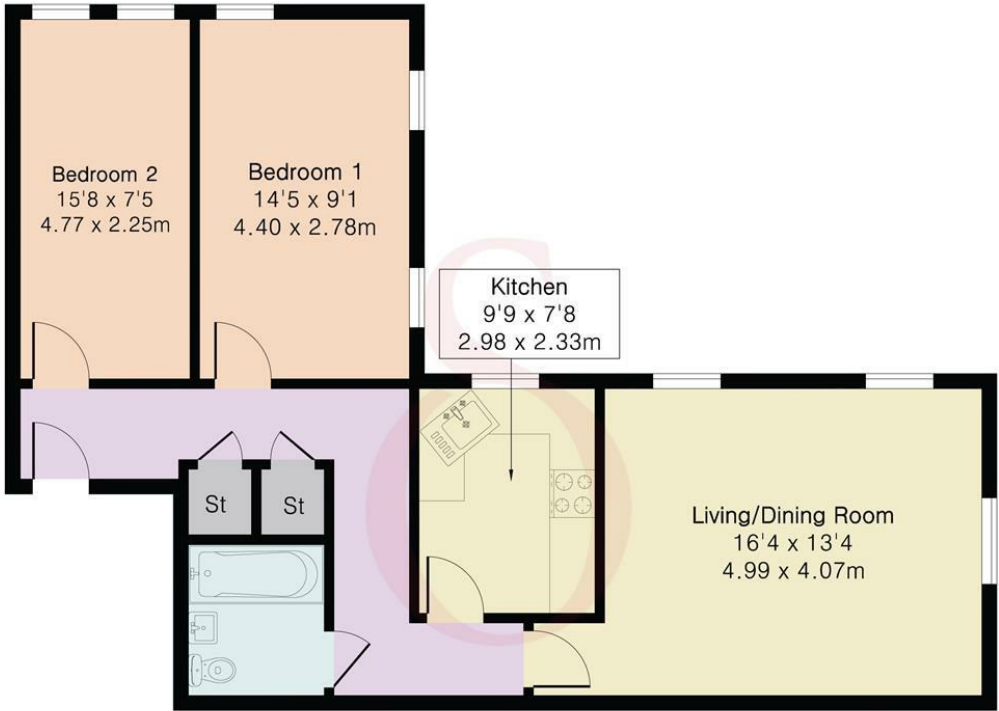


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Approximate Gross Internal Area 762 sq ft - 71 sq m



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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