



**Constables Way, Hertford, SG13 7AF**

**Welcome to**

**Constables Way, Hertford**

A larger-than-average, bright, and well-presented two double bedroom, two bathroom first-floor apartment offering spacious living throughout. The apartment also includes a modern kitchen with built-in appliances, two double bedrooms (the master with an en-suite double shower), and fitted wardrobes in both bedrooms. A separate modern family bathroom completes the accommodation.



## **-Accommodation Overview-**

### **Communal Entrance**

Staircase and lifts to all floors.

### **Entrance Hall:**

Two storage cupboards, entry phone system, radiator.

### **Lounge:**

14' 4" x 10' 6" ( 4.37m x 3.20m )

Double glazed doors leading to own balcony to front aspect, double glazed window to side aspect, radiator.

### **Kitchen:**

8' 8" x 8' 8" ( 2.64m x 2.64m )

Fitted wall and base units with work surface over, one and half stainless steel sink unit, electric hob with oven beneath and extractor canopy over, integrated dishwasher, integrated washing machine, integrated fridge freezer.

### **Bedroom One:**

10' 1" x 9' 1" ( 3.07m x 2.77m )

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

### **En-Suite Shower Room:**

Double shower cubicle with wall mounted shower unit, wash hand basin with mixer tap over, WC, radiator.

### **Bedroom Two:**

15' 3" x 7' 5" ( 4.65m x 2.26m )

Double glazed doors leading to Juliette balcony, built in wardrobes, carpet.

### **Bathroom:**

Three piece suite comprising of panel enclosed bath with mixer tap over, pedestal wash hand basin with mixer tap over, WC, tiled floor.

## **-Exterior-**

### **Communal Gardens**

### **Parking:**

One allocated parking space plus visitor parking.



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## Welcome to

### Constables Way, Hertford

- A Well Presented Two Bedroom, Two Bathroom Apartment
- Underground Parking Space
- Fitted Modern Kitchen
- En-Suite Shower Room To Bedroom One
- Ideal Location For Hertford Town Centre

Tenure: Leasehold EPC Rating: B

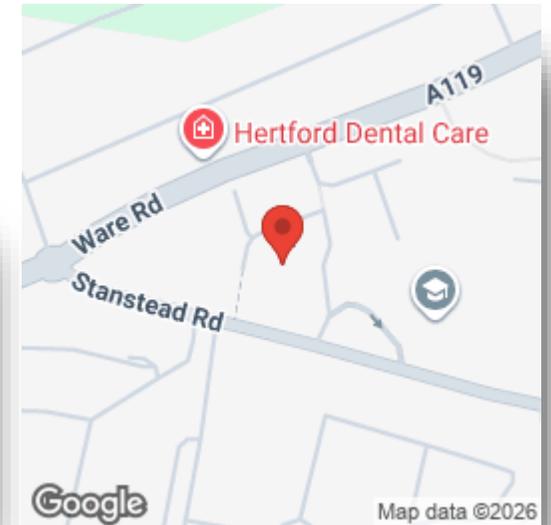
Council Tax Band: D Service Charge: £1,500.00 Yearly

Ground Rent: £300.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD108040 - 0002

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