

Elliot Heath
ESTATE AGENTS

40 Hillside Court Constables Way, Hertford

Guide Price **£340,000**

40 Hillside Court Constables Way

Hertford

Stylish two-bedroom, two-bathroom first-floor apartment with balcony and allocated parking, ideally located close to Hertford town centre, open spaces and station.
Council Tax band: D

Tenure: Leasehold

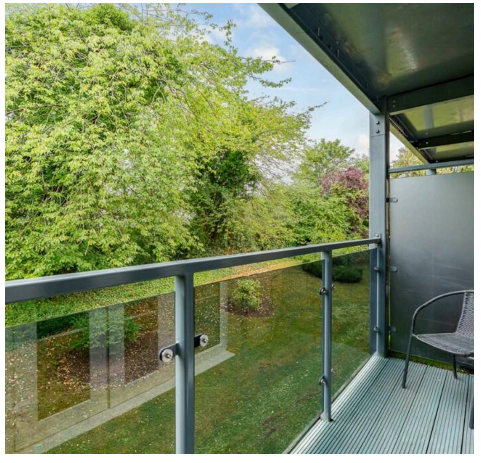
EPC Energy Efficiency Rating: B

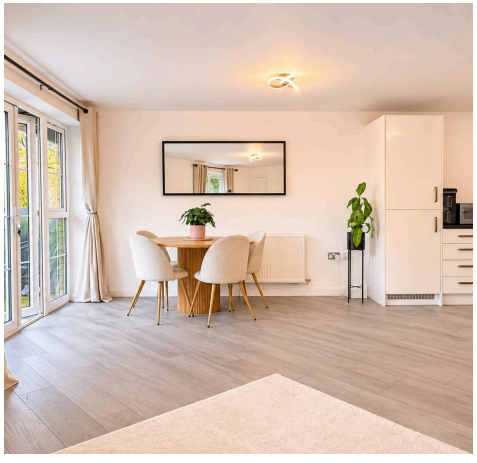
EPC Environmental Impact Rating: B

- Spacious Open Plan Living
- Private Balcony
- Two Bath/Shower Rooms



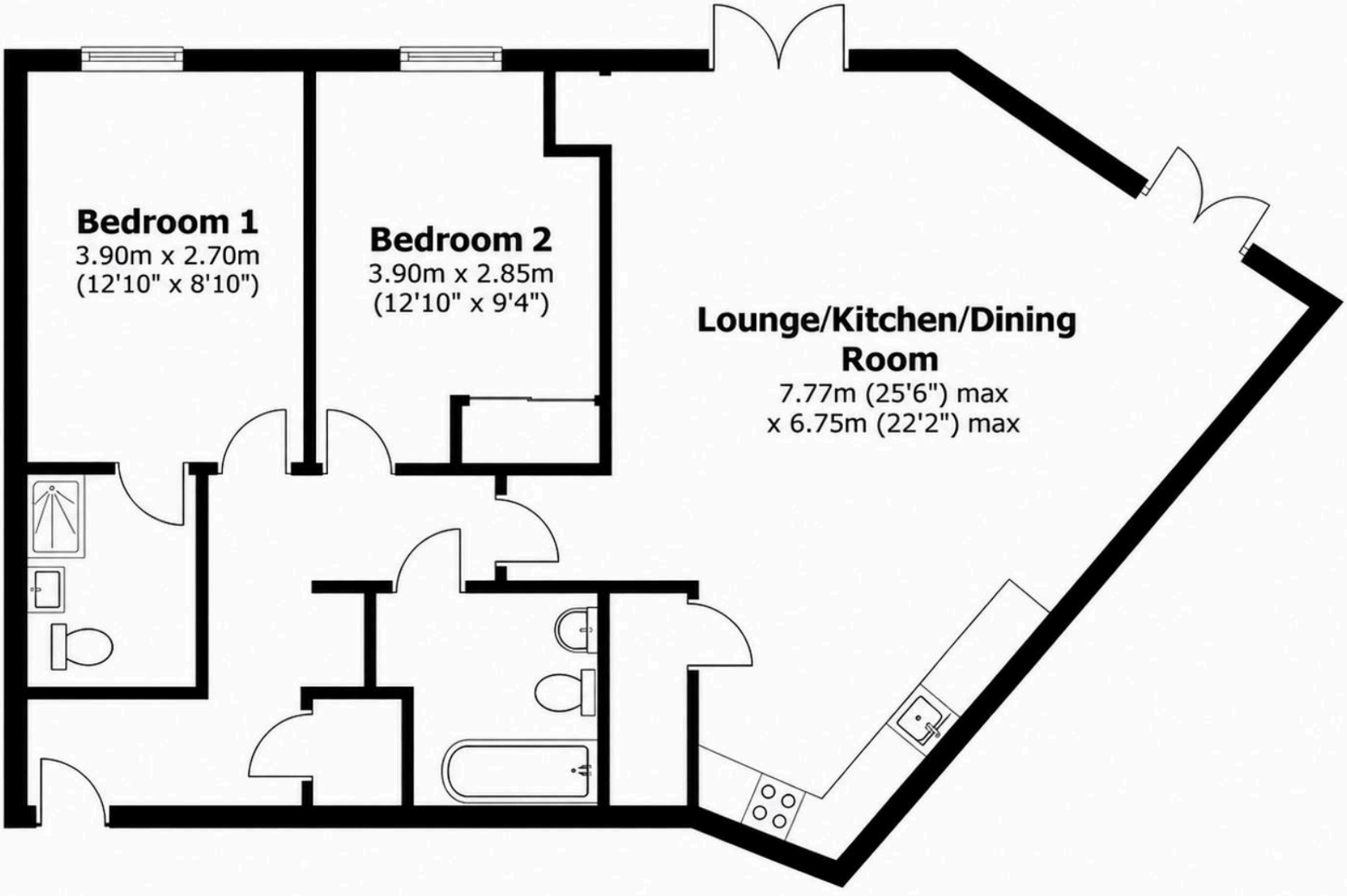






First Floor

Approx. 78.7 sq. metres (847.1 sq. feet)



Total area: approx. 78.7 sq. metres (847.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Accommodation
A double glazed door with adjacent entry phone system affords access to:

Communal Entrance Hall
Courtesy lighting, notice board, staircase to all floors.

First Floor Landing
With private panelled entrance door to:

Entrance Hall
With video entry phone system, radiator, oak wood effect flooring, built in storage cupboard. Doors to:

Lounge/Kitchen/Dining Room
25' 6" x 22' 2" (7.77m x 6.75m)

Lounge/Dining Room
With two sets of double glazed casement doors with matching side windows one of which gives access to the private balcony, radiator, oak wood effect flooring, built in storage cupboard, open to:

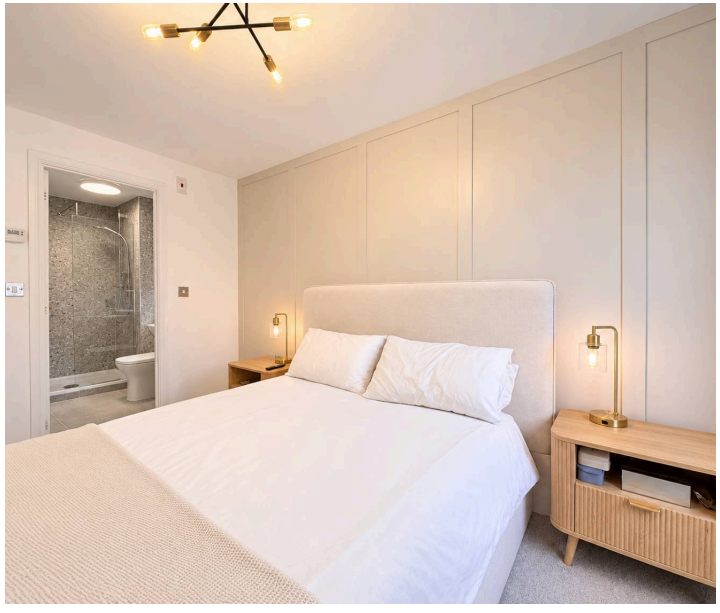
Kitchen
Fitted with a range of white high gloss wall and base storage units with ample slate effect working surfaces incorporating a sink and drainer unit, integrated fridge/freezer, washing machine and electric fan assisted oven with four ring gas hob and illuminated extractor canopy above, oak wood effect flooring.

Bedroom One
12' 10" x 8' 10" (3.90m x 2.70m)
With full height double glazed window, panelling to one wall, radiator, door to:

En Suite Shower Room
Fitted with a suite comprising large walk in shower, concealed cistern wc, wall hung wash hand basin, fully tiled, heated towel rail.













Bedroom Two
12' 10" x 9' 4" (3.90m x 2.85m)
With double glazed window, radiator, built in wardrobe cupboard with sliding doors.

Bathroom
Fitted with a suite comprising tile enclosed bath with shower over and glass shower screen, concealed cistern wc, wall hung wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Balcony

Private balcony accessed via the lounge/kitchen/dining room.

Communal Garden

Attractively landscaped communal gardens.

ALLOCATED PARKING

1 Parking Space

Allocated permit parking.



Elliot Heath Estate Agents

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