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moving experience



4 Harrington Court  
Hertford Heath, SG13 7QT  
Price Guide £270,000



## 4 Harrington Court

Hertford Heath, SG13 7QT

A beautifully refurbished two bedroom first floor flat, ideally situated within the sought-after Harrington Court in the village of Hertford Heath.

This bright and stylish home has been thoughtfully updated by the current vendors and offers well-balanced accommodation throughout. The property features a refitted contemporary kitchen with sleek units and integrated appliances, along with a modern bathroom finished with classic tiling. Internally, attractive wooden doors add warmth and character, complementing the neutral décor and light-filled rooms.

The spacious living room flows through to a defined dining area, creating an excellent space for both relaxing and entertaining. There are two well-proportioned bedrooms, including a generous principal bedroom with fitted storage.

Externally, residents benefit from well-maintained communal gardens to the rear, a general residents' parking area, and a superb outside storage cupboard – ideal for bikes and additional storage. The property also enjoys an extended lease of approximately 147 years, offering long-term peace of mind.

A fantastic opportunity to acquire a turnkey apartment in a popular village location, within easy reach of Hertford town centre and excellent transport links.



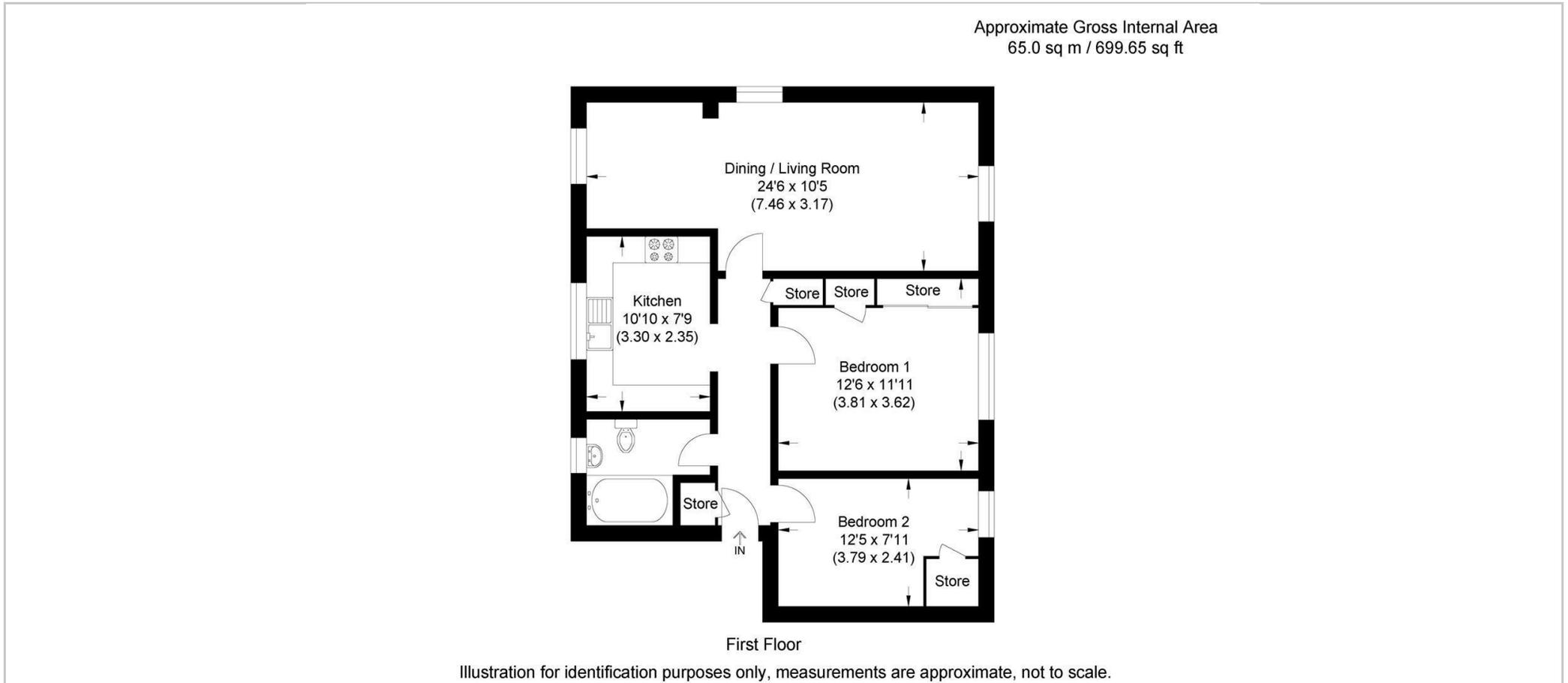


- Beautifully refurbished two bedroom first floor flat
- Situated in the sought-after Harrington Court, Hertford Heath
- Bright and spacious living room with separate dining area
- Refitted contemporary kitchen with modern units and integrated appliances
- Stylishly updated bathroom with quality tiling
- Attractive internal wooden doors adding warmth and character
- Extended lease with approximately 147 years remaining
- Communal gardens to the rear, residents' parking area and superb outside storage cupboard

Leasehold - 147 years remaining  
Ground Rent: £25 per annum  
Service Charge: £1,000 per annum



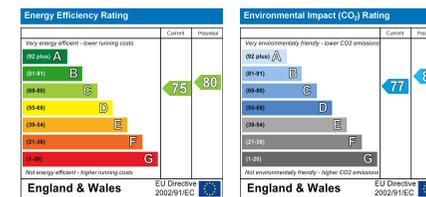
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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