



34, Henmarsh Court, Hertford

SG13 8FB

Asking Price £254,500



stevenoates.com



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

CHAIN FREE • REVISED LEASE • EXCEPTIONAL VALUE

An outstanding opportunity to acquire a chain-free one-bedroom top-floor apartment within the prestigious Balls Park development, attractively priced and offering exceptional value in one of Hertford's most sought-after residential settings. Set on the edge of Hertford town centre and surrounded by approximately 64 acres of beautifully maintained parkland, this stylish apartment combines modern convenience with an enviable lifestyle. Constructed approximately 13 years ago, the property extends to around 518 sq ft and benefits from underfloor heating and a video entry security system. The accommodation comprises a welcoming entrance hallway leading to an impressive 22ft open-plan living, dining and kitchen area, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with integrated appliances, while the generously proportioned bedroom benefits from fitted wardrobes and enjoys peaceful views across the immaculately maintained communal grounds. A well-appointed bathroom completes the internal accommodation. The property has been sensibly priced to reflect the opportunity for a purchaser to modernise the kitchen and bathroom to their own taste and specification, should they wish, creating the potential to add value while tailoring the apartment to their individual style. The quality continues outside, with residents enjoying access to extensive landscaped communal gardens featuring sweeping lawns, mature planting, pathways, seating areas and attractive water features, all contributing to the unique character of this exclusive development. The property further benefits from an allocated secure parking space together with additional visitor parking. Importantly, the lease has been revised, providing valuable long-term peace of mind for purchasers.

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.



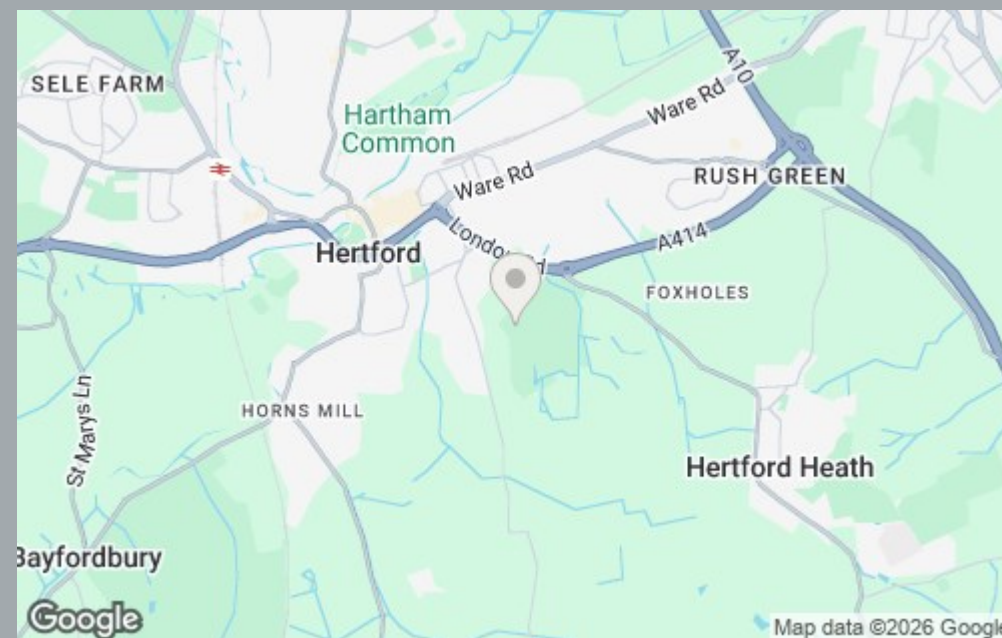
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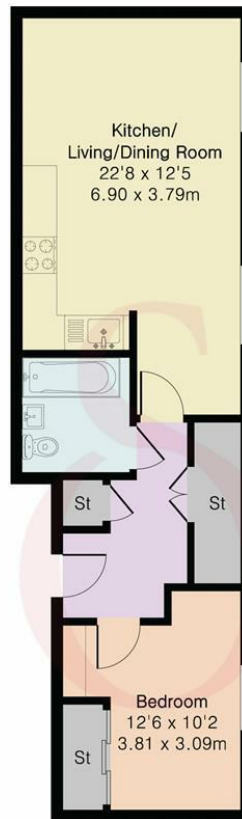


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Approximate Gross Internal Area 518 sq ft - 48 sq m



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

