40, Henmarsh Court, Hertford

SG13 8FB

Price Guide £390,000

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

REVISED LEASE - A spacious 2 bedroom/2 bathroom first floor apartment located within this exclusive gated development within the beautiful 64 acres grounds of the Balls Park Estate, yet only a short distance from Hertford town centre. The stylish accommodation which extends to 777 sqft comprises of a spacious entrance hall with storage/utility cupboard, a large open plan living room with fully fitted modern kitchen area. There are 2 double bedrooms, a main bathroom and an en-suite shower room. The apartment also benefits from the advantage of 2 allocated parking spaces and use of the beautiful grounds. Chain Free - Call To View Today.

Henmarsh Court forms part of the prestigious gated Balls Park Estate. Despite its peaceful setting, the development is conveniently positioned on the edge of Hertford town centre, offering an excellent balance of countryside-style living and everyday convenience.

Hertford town centre is within easy reach and provides an excellent selection of independent shops, cafés, restaurants, bars and leisure facilities, together with a range of everyday amenities. For commuters, Hertford East and Hertford North railway stations are both accessible, providing services towards London Liverpool Street, Moorgate and connections towards King's Cross. Hertford East is approximately 0.6 miles from Henmarsh Court.

The area is also particularly well placed for schooling, with the highly regarded Simon Balle All-Through School close by, alongside a number of other well-regarded local schools. Road connections are excellent, with convenient access to the A10 and A414, providing onward links towards the M25, London and the wider motorway network.

Combining an impressive parkland setting, secure gated surroundings and excellent access to Hertford's amenities and transport links, Balls Park remains one of the town's most distinctive and sought-after residential addresses.

70 Fore Street, Hertford, Hertfordshire, SG14 1BY

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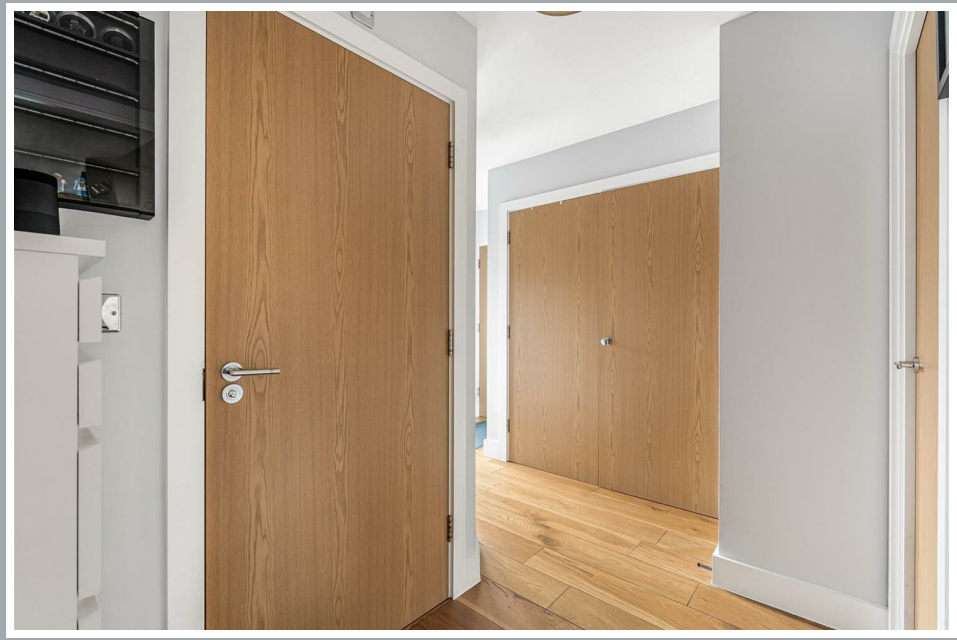

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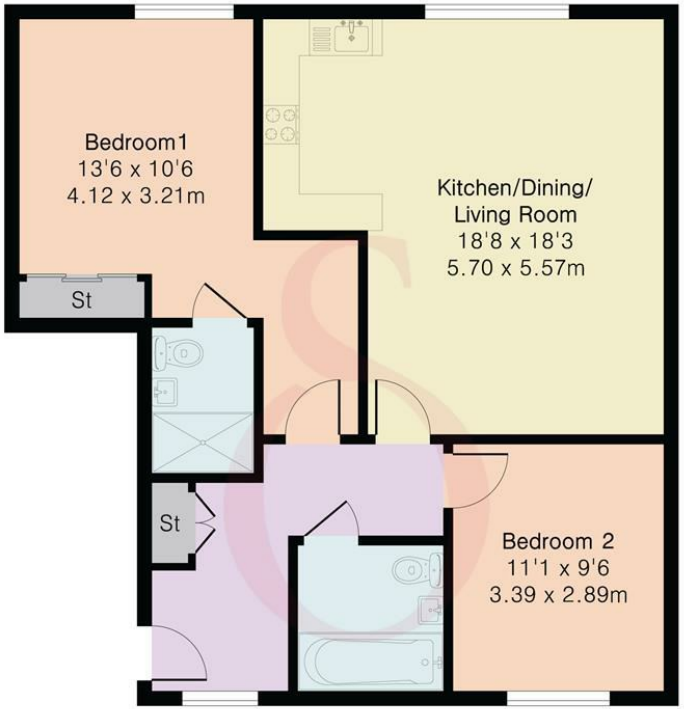
Approximate Gross Internal Area 777 sq ft - 72 sq m



First Floor

PINKPLAN

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