

26, Bluecoat Court, Hertford
SG14 1AY
Offers In Excess Of £300,000

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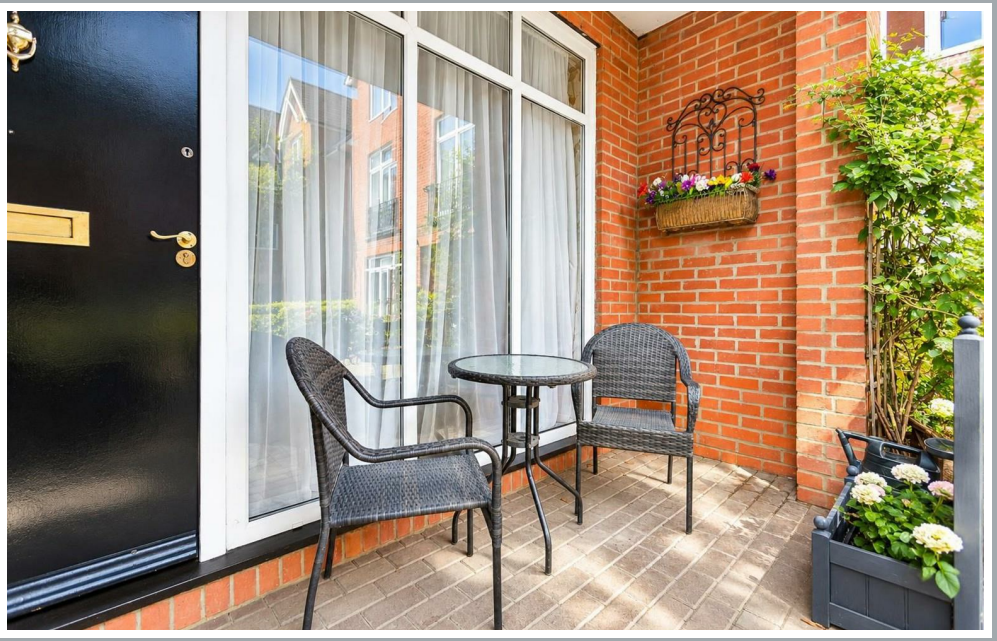
26 Bluecoat Court, Hertford, Herts, SG14 1AY

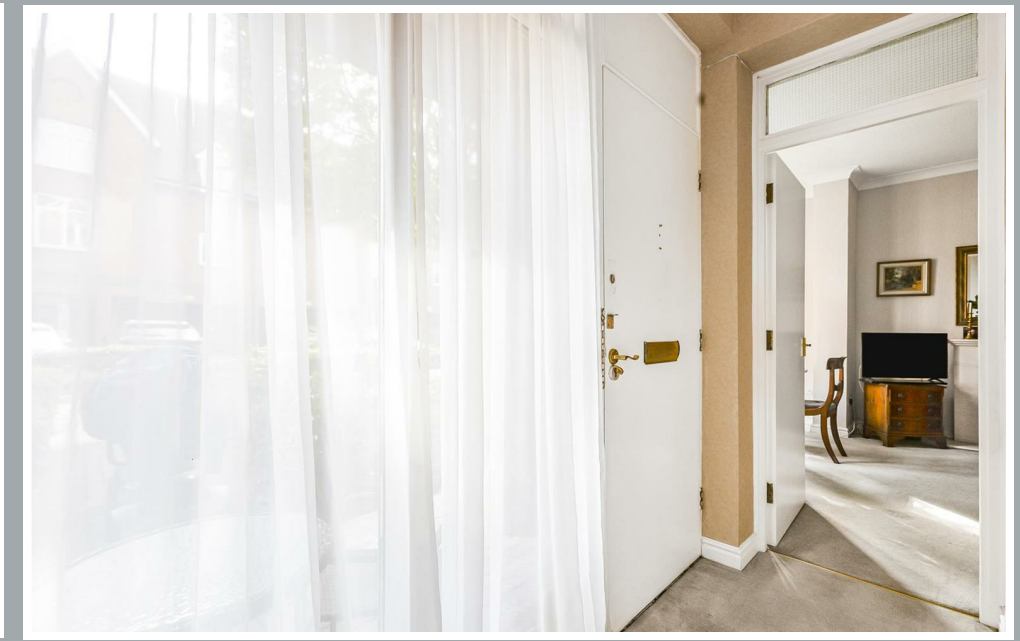
Steven Oates are pleased to offer this rarely available two bedroom ground maisonette which is situated in this extremely desirable development in the heart of town offering easy access to all of the towns amenities and both train stations. This apartment is situated in arguably the best position within the development with direct access onto the communal gardens offering a pleasant space to enjoy in the warm months of the year. The accommodation offers a welcoming entrance with access via your own front door avoiding the need to pass through any communal areas. As you step into the apartment you have a spacious entrance hall which leads through into two good size bedrooms, the main bedroom includes fitted wardrobe, there is also a refitted shower room. The living room leads in to the good size separate kitchen and benefits from high ceilings, and french doors leading straight out onto the garden. Externally, the property benefits from its own allocated parking space very close to the front door and additional visitor permits available. The property also benefits from an extended lease in excess of 900 years. Internal viewing highly recommended.

Situated near Hertford East mainline station, this development offers the perfect blend of City convenience with County town living whilst remaining in a quiet location. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. Bluecoat Court is situated in the heart of town which offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts & kayaking. Also close by is a superstore and a useful industrial park.



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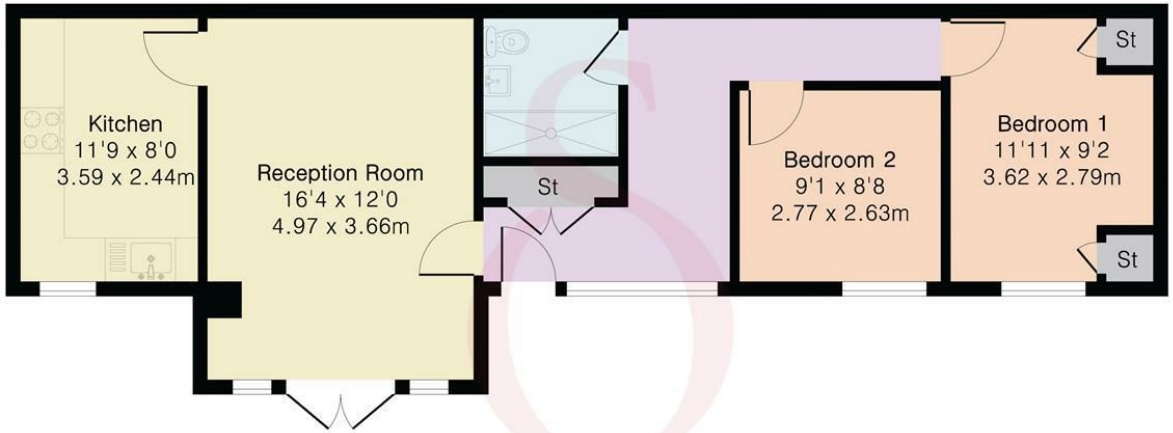






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Approximate Gross Internal Area 660 sq ft - 61 sq m



PINKPLAN

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.

Steven Oates

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