



8 Hampton Court, Ware Road, Hertford  
SG13 7AR

Asking Price £245,000



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## 8 Hampton Court Ware Road, Hertford, SG13 7AR

Steven Oates are pleased to offer this exceptionally well presented top floor apartment which is perfectly positioned for easy access to Hertford East Train Station and Town Centre. Built approximately 6 years ago, this top floor apartment benefits from spacious and modern accommodation including an entrance lobby which offers an ideal space for shoes & coats before entering the property, spacious entrance hallway which with storage space, generous size double bedroom with fitted wardrobes, modern fitted bathroom suite and a bright & airy lounge/dining room with a beautiful modern fitted kitchen with integrated appliances. Externally, there is allocated parking with further visitor parking bays available.

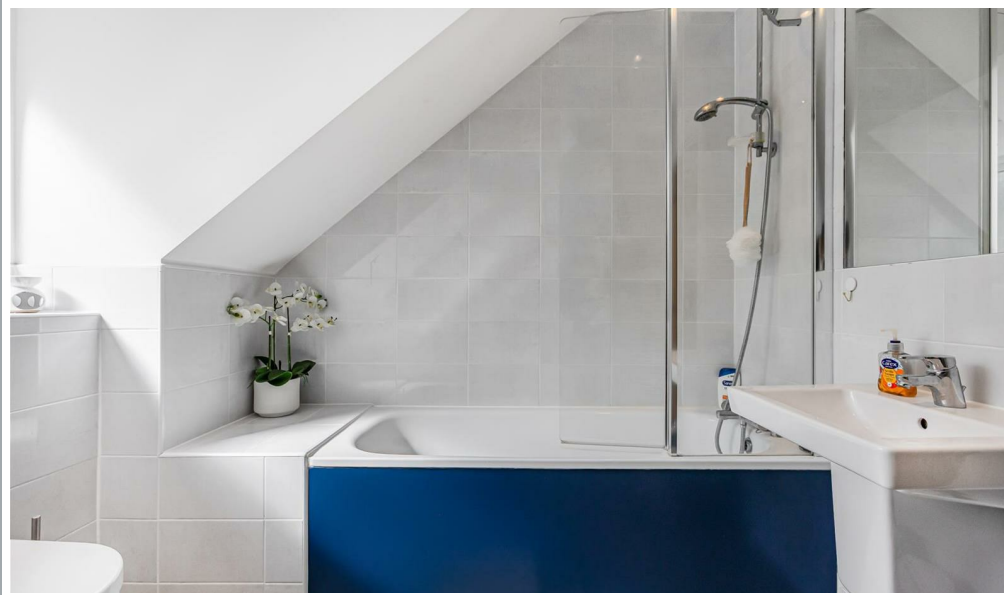
Situated in this new complex just off the Ware Road, Hampton Court offers easy access Hertford Town Centre and A10. Hertford East Train Station is only (1.2m) away which provides a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations. Hertford Town Centre has a wide range of restaurants, coffee shops and bars. Hartham Common and the River Lea is close by which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, and more. Also close by is a superstore and a useful industrial park.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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Approximate Gross Internal Area 627 sq ft - 58 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.

