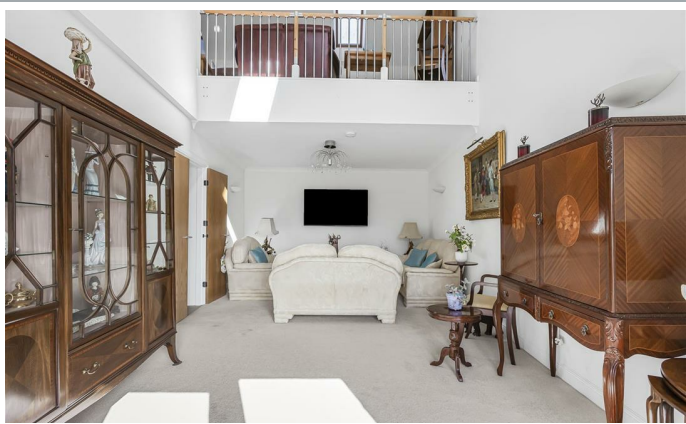




41, Ashbourne Gardens, Hertford  
SG13 8BQ  
Price Guide £675,000



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## 41 Ashbourne Gardens, Hertford, SG13 8BQ

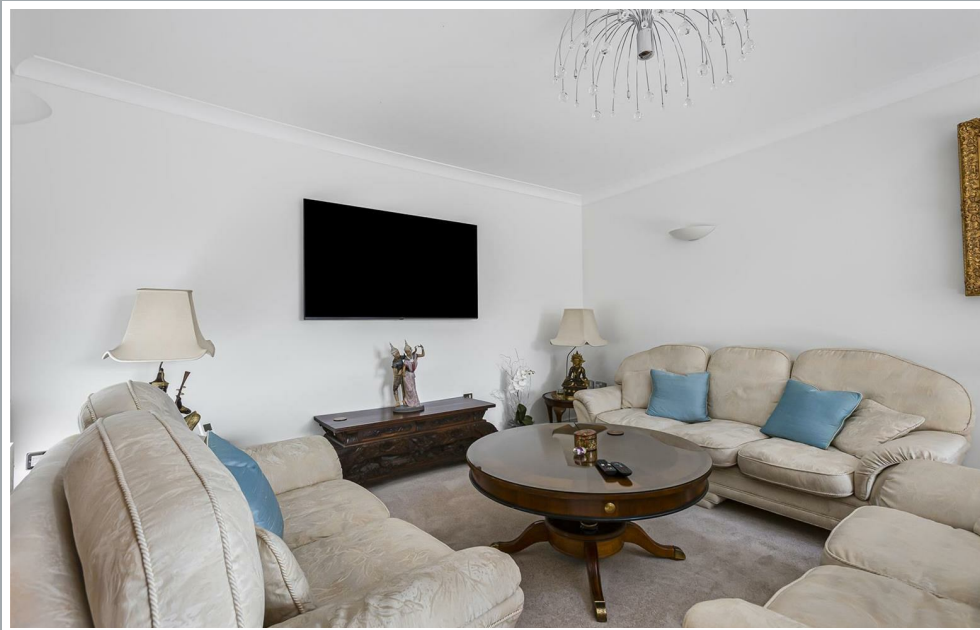
A Truly Stunning Duplex Apartment in Prestigious Gated Development. Steven Oates are delighted to offer this beautifully presented duplex apartment, offering approximately 1,800 sq ft of stylish and versatile living space, with the added benefit of additional usable stunning mezzanine. Set within an exclusive gated development, this unique property combines luxury, space, and character to create a truly exceptional home. The apartment features a bright and airy lounge/dining room with impressive vaulted ceilings and access to a southerly facing balcony enjoying open views. A striking mezzanine level provides flexible accommodation ideal as a second reception room, home office, or guest area.

The sense of space throughout is superb, and the interior has been thoughtfully designed by the current owner to offer a luxurious yet comfortable living environment. The layout includes three spacious bedrooms, high-quality bathrooms, and generous storage throughout. Additional features include two private parking spaces (one underground) within the secure gated complex, making this the perfect low-maintenance home for downsizers or those seeking a stylish UK bolt-hole in a prime location. The property also benefits from lifts to all floor, and sits on the doorstep of Simon Balle School and Balls Park.

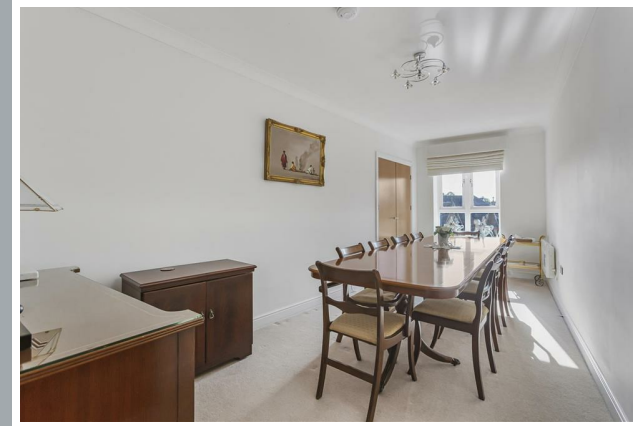
Ashbourne Gardens is a small development located on the highly sought after and leafy south side of Hertford offering convenient access to Hertford's favoured SG13 schooling including Simon Balle, Richard Hale and Abel Smith. Hertford town centre is also only 0.5 miles away and provides an excellent choice of shops, restaurants and coffee shops. Both Hertford North & East train stations are close by providing a choice of fast services to London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

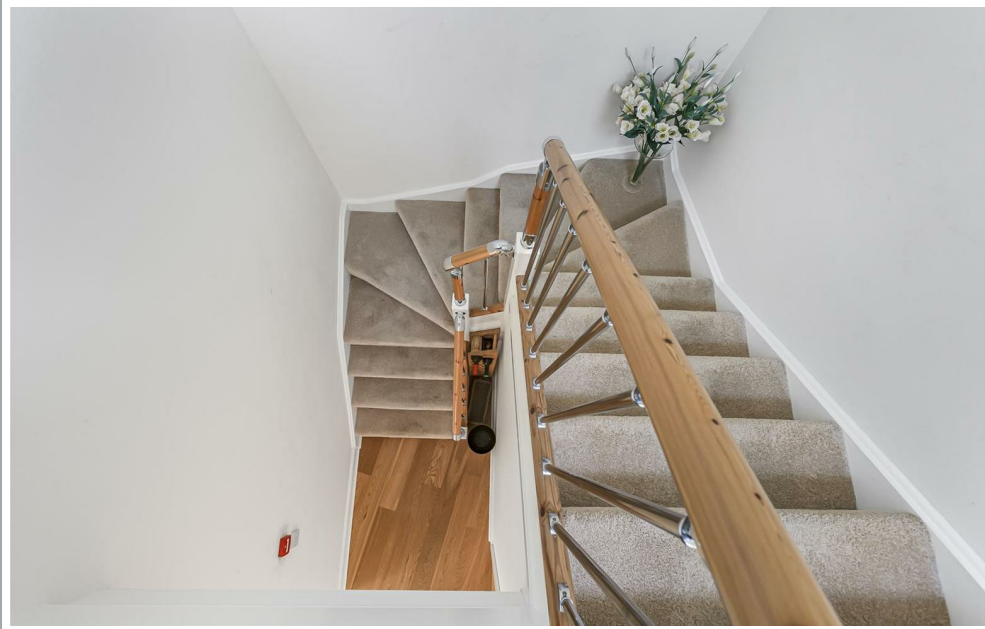


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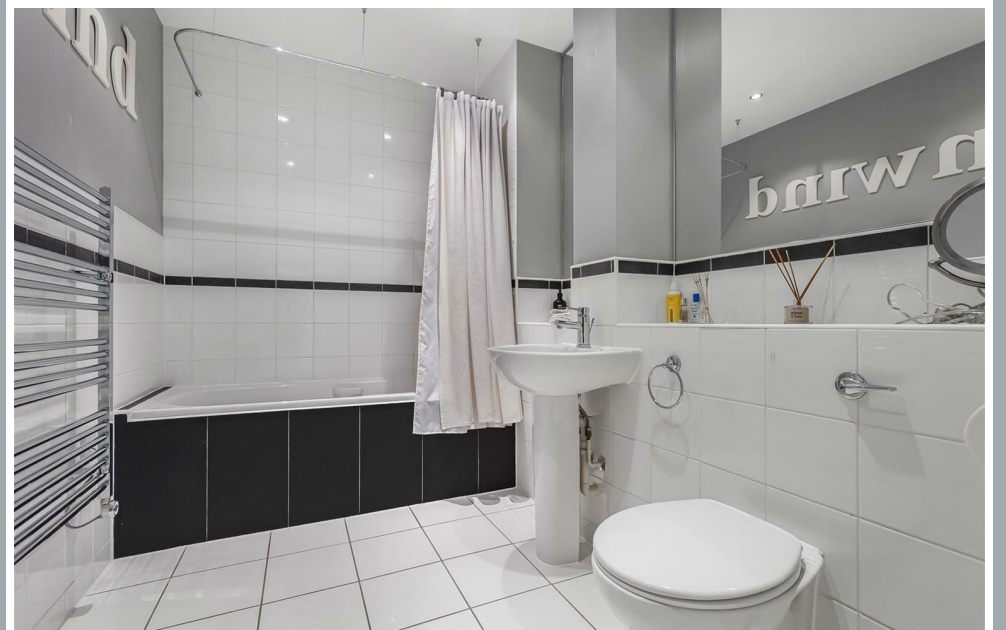


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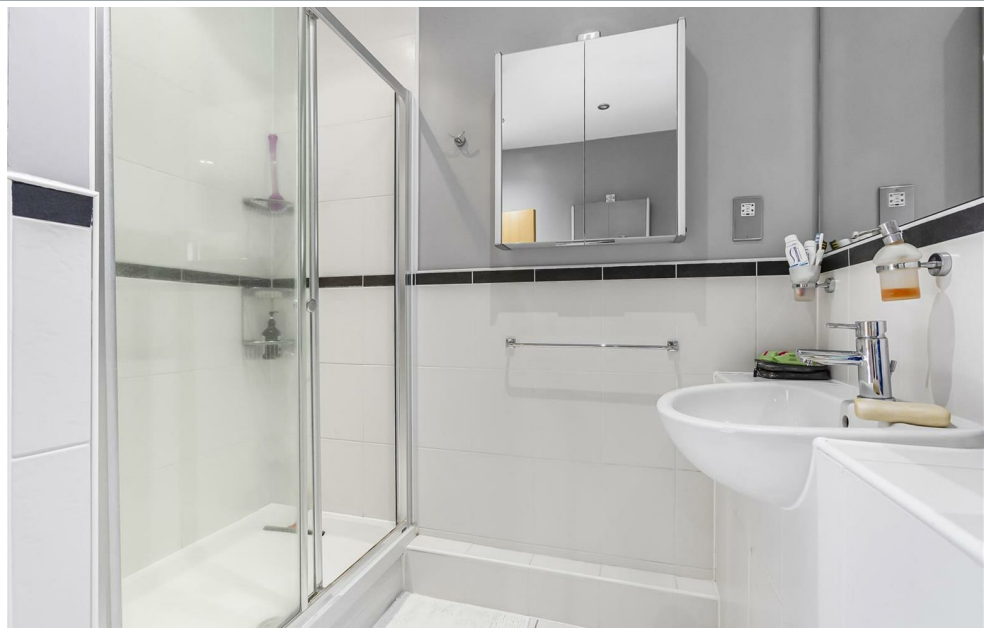




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**Approximate Gross Internal Area 1897 sq ft - 176 sq m**

Second Floor Area 1076 sq ft – 100 sq m

Third Floor Area 821 sq ft – 76 sq m



Second Floor

Third 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.



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