



13 Queens Court
Hertford, SG13 8AX

Price Guide £310,000



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Supremely Spacious Split-Level Maisonette in Prime Hertford Location with GARAGE and SHARE OF FREEHOLD, for long-term ownership, offers added peace of mind.

Perfectly positioned just a short walk from Hertford's vibrant town centre, this spacious and well-maintained two double bedroom split-level maisonette offers the ideal combination of modern comfort and everyday convenience. Whether you're commuting, entertaining, or simply enjoying the local charm, this home puts you right in the heart of it all.

Improved the current vendor with new flooring throughout and spread across two floors, the property offers a generous layout with a bright and welcoming 22' lounge/diner – an ideal space for relaxing or hosting friends. The modern kitchen is well-appointed with sleek cabinetry and integrated appliances, while the first-floor bathroom has been tastefully updated.

Both bedrooms are good-sized doubles with ample space for wardrobes or home office setups. Throughout, the property feels light, airy, and thoughtfully maintained, making it ready to move straight into.

Externally, residents enjoy beautifully landscaped and carefully tended communal gardens. A garage en bloc nearby provides secure parking or additional storage.

Set within a popular residential development, the location is hard to beat – just moments from local shops, restaurants, and cafes, with both Hertford East and Hertford North train stations within easy reach. The open spaces and riverside walks of Hertford Castle and its grounds are practically on your doorstep, offering a wonderful escape right in town.

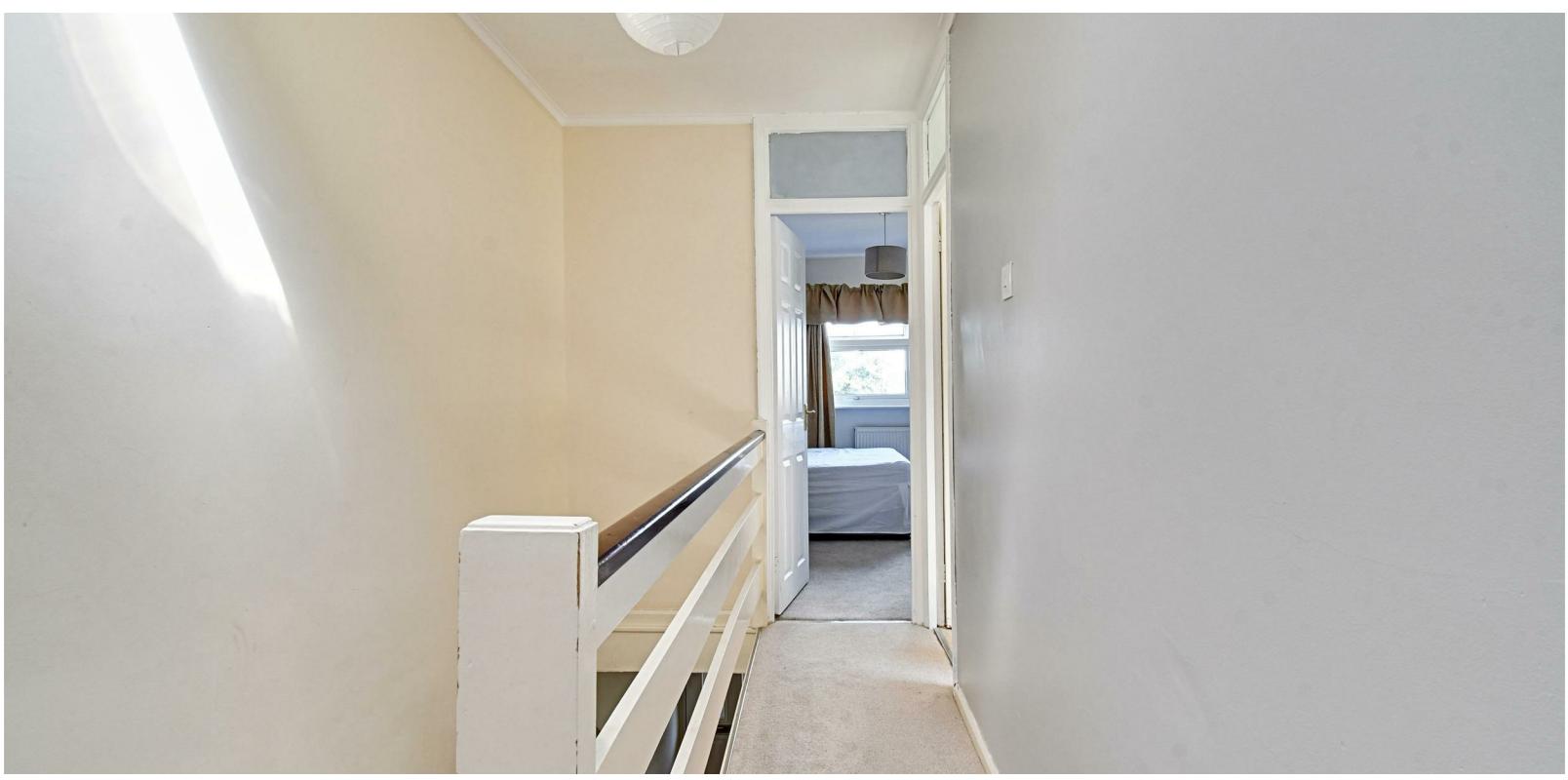
Whether you're a first-time buyer, downsizer, or looking for a well-connected home, this maisonette is a must-see.



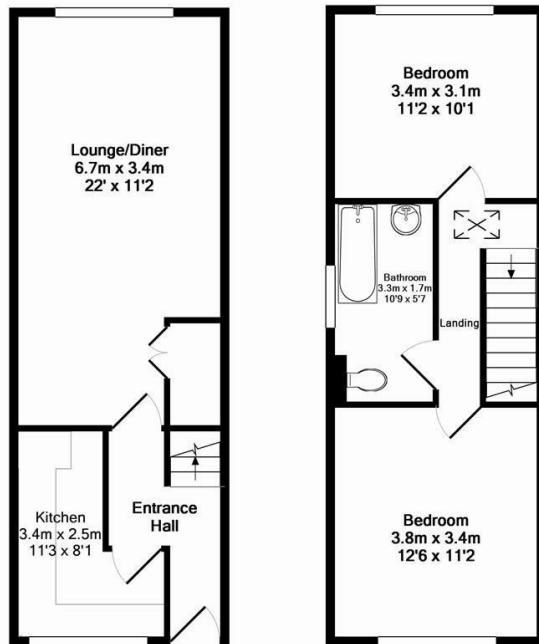


- Two double bedroom split level maisonette
- Superb location within moments of Hertford town centre and all the amenities
- Spacious 22' lounge/diner
- Modern fitted kitchen
- First floor with bathroom and two double bedrooms
- Modern bathroom
- Garage en-bloc close by
- Share of the Freehold
- Beautifully landscaped and maintained residents garden

Share of Freehold - 943 years remaining.
Service Charge to include Ground Rent -
To be confirmed



Floor Plan



Ground floor
Approx. Floor
Area 34.4 Sq.M.
(371 Sq.Ft.)

1st floor
Approx. Floor
Area 34.4 Sq.M.
(370 Sq.Ft.)

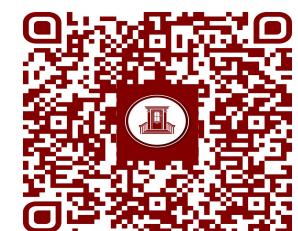
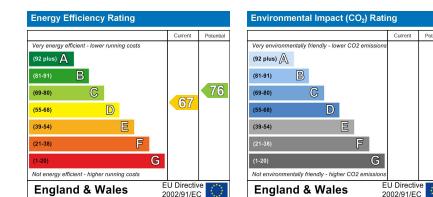
Total Approx. Floor Area 68.8 Sq.M. (741 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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