



Steven Oates are delighted to present this one-bedroom, second-floor apartment, ideally located within easy reach of Hertford Town Centre and its wide range of amenities. Offering approximately 500 sq ft of living space, the accommodation comprises: entrance hallway, spacious open-plan lounge/kitchen/dining area with access to a private balcony, double bedroom, modern bathroom. Additional benefits include a lift within the block, an allocated parking space, and well-maintained communal gardens. Available early October, offered unfurnished.



Approximate Gross Internal Area 500 sq ft - 46 sq m



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.