



**Kingsmead Court Constables Way, Hertford, SG13 7LR**



## Welcome to Kingsmead Court Constables Way, Hertford

Welcome to Kingsmead Court...This well-presented, bright, and spacious modern upper ground floor apartment is set within a highly regarded, small development, conveniently located within walking distance of Hertford town centre, Hertford East railway station, and well-regarded local schools. The property has been recently decorated throughout by the current owners and offers a stylish open-plan kitchen, living, and dining area, complete with built-in appliances and direct access to a private balcony-perfect for relaxing or entertaining. There are two well-proportioned double bedrooms, both recently decorated, with the principal bedroom benefiting from an en-suite shower room. A separate modern family bathroom serves the second bedroom. Additional features include ample storage throughout, double glazing, and central heating. The property further benefits from allocated underground parking, well-maintained communal gardens, and a good lease.



## -Accommodation Overview-

### Entrance Hall

### Open Plan Lounge / Kitchen

23' 10" x 12' 5" ( 7.26m x 3.78m )

### Balcony

### Bedroom One

12' 2" x 9' 2" ( 3.71m x 2.79m )

### En-Suite Shower Room

### Bedroom Two

12' 2" x 8' 10" ( 3.71m x 2.69m )

### Fitted Bathroom

## -Exterior-

### Parking:

One underground parking space.

### Communal Gardens



**View this property online** [williamhbrown.co.uk/Property/HFD108176](http://williamhbrown.co.uk/Property/HFD108176)



# Welcome to Kingsmead Court Constables Way, Hertford

- Two Bedroom, Two Bathroom Modern Upper Ground Floor Apartment
- One Underground Allocated Parking Space
- Ideal For First Time Buyers, Downsize or Investment Opportunity
- Short Walk to Hertford East Station & Town Centre
- Long Lease

Tenure: Leasehold

EPC Rating: B

Council Tax Band: D Service Charge: £2,380.00 yearly

Ground Rent: £300.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £325,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HFD108176](http://williamhbrown.co.uk/Property/HFD108176)



Property Ref:  
HFD108176 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 586501**



[Hertford@williamhbrown.co.uk](mailto:Hertford@williamhbrown.co.uk)



21 Castle Street, HERTFORD, Hertfordshire,  
SG14 1ER



[williamhbrown.co.uk](http://williamhbrown.co.uk)