



29 Kingsmead Court  
Hertford, SG13 7LR

**Price Guide £315,000**



# 29 Kingsmead Court

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OFFERED CHAIN FREE. A two double bedroom first-floor apartment, built in 2016 and perfectly positioned for convenience and style, this residence offers a seamless blend of modern design and practical features, making it an ideal choice for discerning buyers.

Upon entering, you'll be greeted by a spacious lounge that flows effortlessly into a sleek, modern kitchen. This open-plan layout is perfect for entertaining guests or enjoying quiet nights in. Step out onto your private balcony and soak in the tranquil views, a perfect spot for morning coffees or evening relaxation.

The master bedroom is a haven of comfort, complete with an en-suite shower room for added privacy and luxury. A well-appointed main bathroom serves the second bedroom and guests, ensuring convenience for all.

Access to the apartment is a breeze, with both lift and stairs available, catering to all needs. The secure gated underground car park provides peace of mind, with an allocated parking space included. With a lease boasting an impressive 157 years remaining, this property is not only a home but a wise investment for the future.

Residents can also enjoy the beautifully landscaped communal gardens, offering a serene escape from the hustle and bustle of everyday life. Whether you're a professional seeking a stylish base or looking to downsize without compromising on quality, this apartment ticks all the boxes.

Experience the perfect blend of modern elegance and practical living in a prime Hertford location. Arrange a viewing today and take the first step towards making this exceptional apartment your new home.





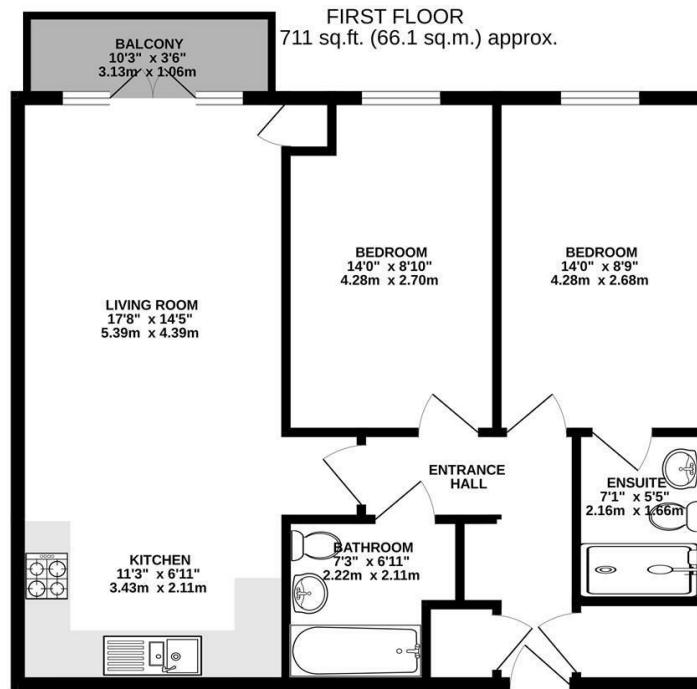
- Two double bedroom first floor apartment
- Modern development built in 2016
- OFFERED CHAIN FREE
- Spacious living room
- Open plan to modern style kitchen
- Private balcony overlooking the communal gardens
- Master bedroom with ensuite shower room
- Lease with 157 years remaining
- Allocated parking in underground carpark

Tenure

Leasehold - 157 years remaining  
Service Charge - £2,108.00 per annum  
Ground Rent - £300 per annum



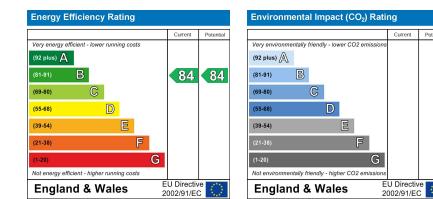
## Floor Plan



## 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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Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: [enquiries@shepherdsofhertford.co.uk](mailto:enquiries@shepherdsofhertford.co.uk)