

10 Pimlico Court, Pegs Lane, Hertford
SG13 8EB
Guide Price £265,000

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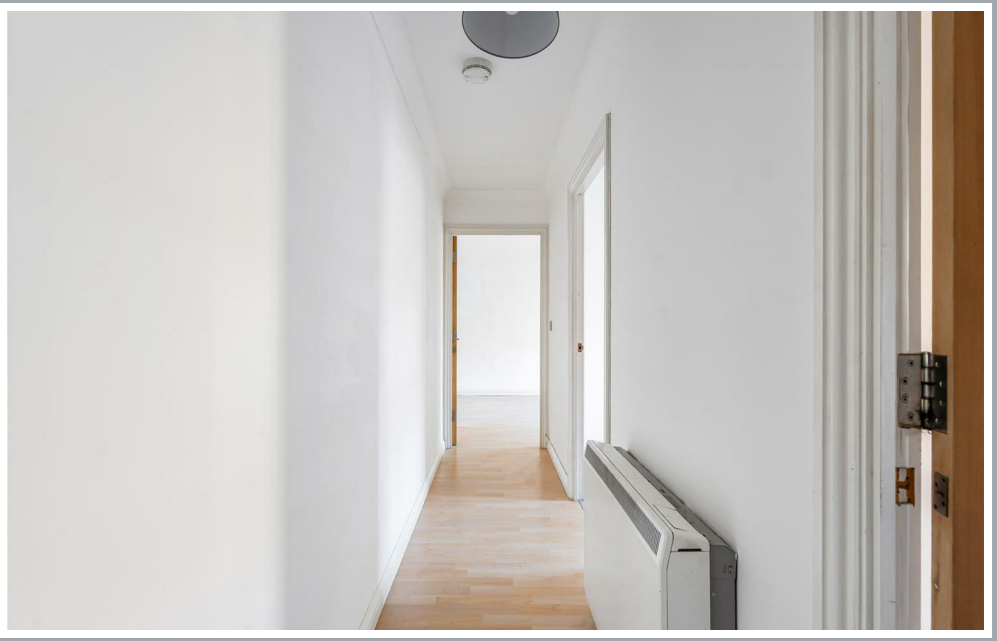
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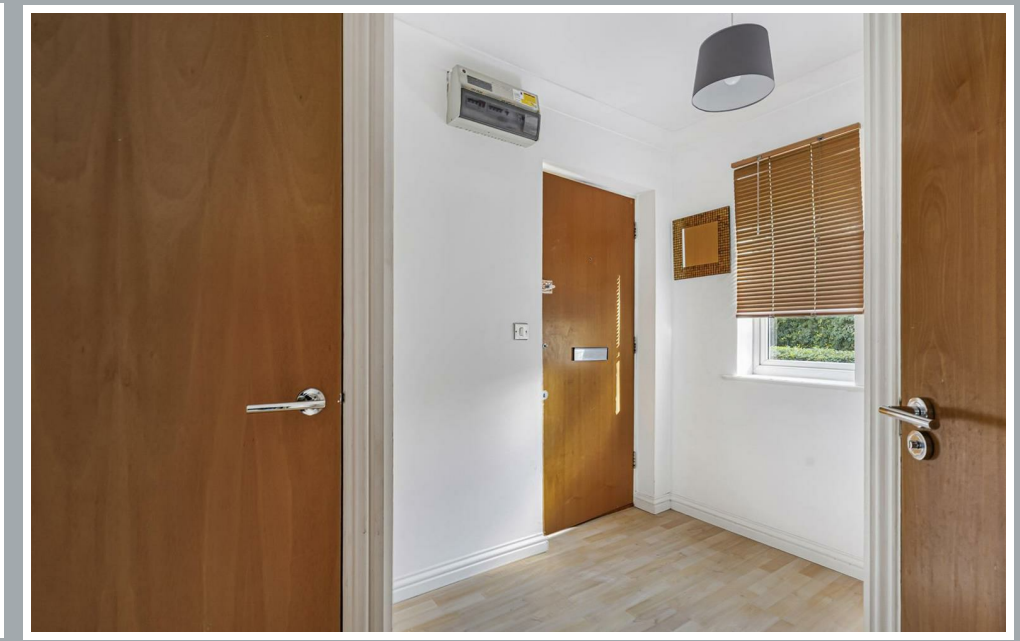
A well-presented and spacious two double bedroom first floor apartment, ideally situated within easy reach of Hertford town centre, with its excellent range of shops, restaurants, amenities and transport links. The accommodation boasts an impressive 21ft lounge with access to a Juliet balcony, leading through to a fitted kitchen, two generously proportioned double bedrooms and an en-suite shower room to the principal bedroom. Further benefits include a secure allocated underground parking space, additional visitor parking, secure bicycle storage, well-maintained communal gardens and a telephone entry system. Offered for sale on a chain-free basis, with keys held for accompanied viewings.

Pimlico Court is conveniently situated on Pegs Lane, within easy reach of Hertford's historic and vibrant town centre. This sought-after location offers an excellent balance of town centre convenience and attractive residential surroundings. Hertford provides an excellent selection of independent boutiques, high street shops, cafés, restaurants and traditional public houses, together with supermarkets and a range of everyday amenities. The picturesque town also benefits from attractive riverside walks, green open spaces and recreational facilities. For commuters, Hertford East and Hertford North railway stations offer services towards London, while the nearby A10 provides convenient road connections to the M25, Cambridge and surrounding towns. The area is also well served by a selection of highly regarded schools, making Hertford a popular choice for a wide range of buyers.



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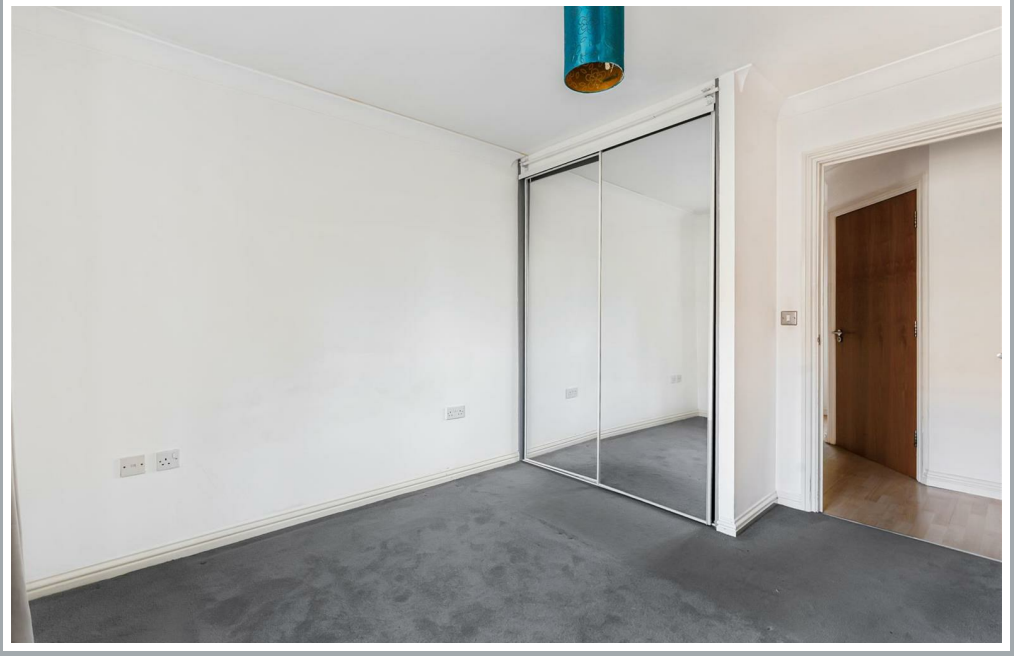








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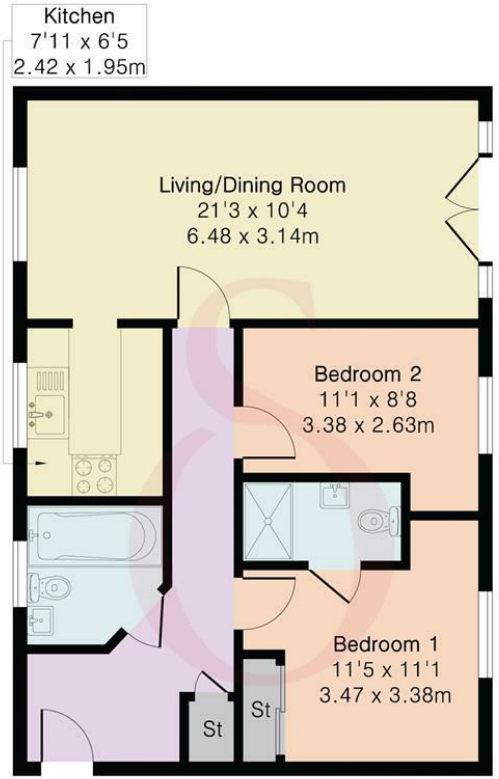






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Approximate Gross Internal Area 663 sq ft - 62 sq m



First Floor

PINKPLAN

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.

Steven Oates

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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