6, Bluecoat Court, Hertford

SG14 1AY

Price Guide £345,000

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6 Bluecoat Court, Hertford, SG14 1AY

Steven Oates are pleased to offer this rarely available two-bedroom ground maisonette which is situated in this extremely desirable development in the heart of town offering easy access to all of the towns amenities and both train stations. This apartment is situated in arguably the best position within the development with direct access onto the communal gardens offering a pleasant space to enjoy in the warm months of the year. The accommodation offers a welcoming entrance with access via your own front door avoiding the need to pass through any communal areas. As you step into the apartment you have a spacious entrance hall which leads through into two generous size bedrooms, the main bedroom includes wardrobe space and french doors leading onto the communal garden, there is also a modern refitted shower room. The living room and kitchen forms part of this incredible open/plan space which benefits from a high spec kitchen with integrated appliances, high ceilings, and french doors leading straight out onto the garden. Externally, the property benefits from its own allocated parking space and additional visitor permits available. The property also benefits from an extended lease in excess of 900 years. Internal viewing highly recommended !

Situated near Hertford East mainline station, this development offers the perfect blend of City convenience with County town living whilst remaining in a quiet location. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. Bluecoat Court is situated in the heart of town which offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts & kayaking. Also close by is a superstore and a useful industrial park.

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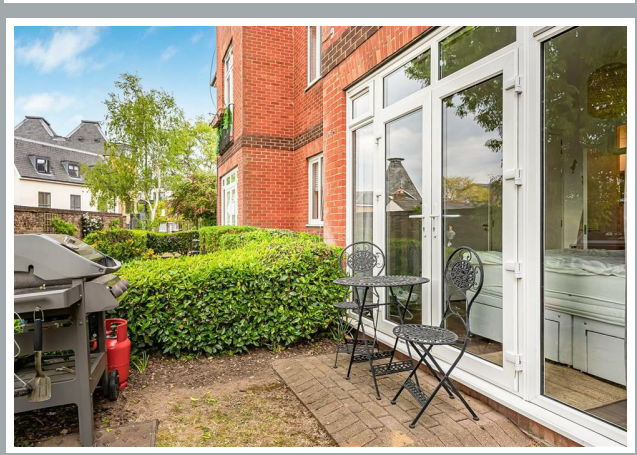

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Approximate Gross Internal Area 633 sq ft – 59 sq m

Ground Floor

PINK PLAN

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