



40, Ashbourne Gardens, Hertford
SG13 8BQ
Price Guide £499,995



stevenoates.com



40 Ashbourne Gardens, Hertford, Herts, SG13 8BQ

****TWO ALLOCATED PARKING SPACES**** A beautifully appointed and spacious two double bedroom luxury top floor apartment situated within this exclusive gated development on the prestigious south side of Hertford. The property is conveniently located for Hertford town centre and favoured 'SG13' schooling. Features include large living/dining room stepping out on to a 12 ft balcony with lovely secluded outlook, fully integrated high spec kitchen which has been opened to see in to the living area, en-suite shower room to master bedroom with fully fitted wardrobes, good size guest bedroom, family bathroom, 12 ft balcony with lovely secluded outlook, newly fitted electric heaters throughout, loft access for spacious storage needs, lift to all floors, allocated parking in underground garage with a major bonus of a further second allocated space at the rear of the property, and communal gardens.



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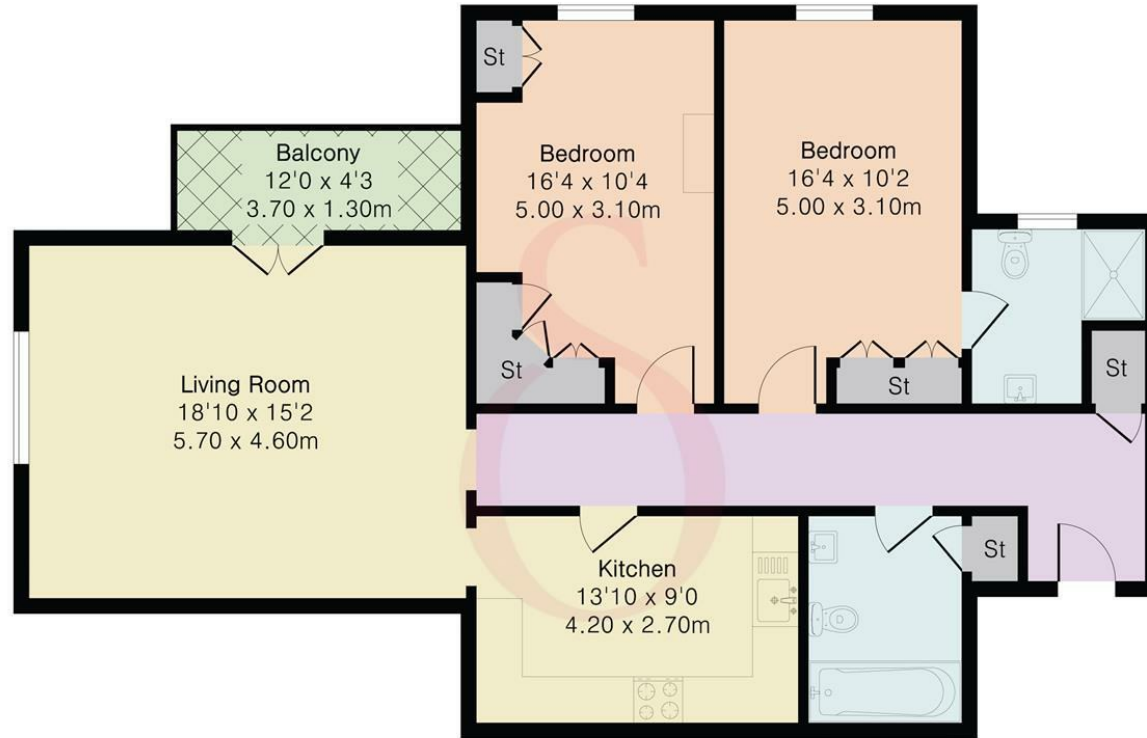


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Approximate Gross Internal Area 1031 sq ft - 96 sq m



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.



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

