

Kinsman Mews Gascoyne Way

Hertford, SG13 8EW

Guide price £400,000

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POTENTIAL FOR STAMP DUTY & LEGAL FEES CONTRIBUTIONS. Subject to T&C's

Greenhill Estates are delighted to bring to market this brand-new conversion apartment, located in a small gated development of just 9 luxury properties situated just at the edge of Hertford town centre. This stunning ground-floor residence masterfully combines an industrial style aesthetic with the ease of modern, lateral living. Boasting high ceilings and an expansive 742 sq ft of internal space, this property is an ideal choice for downsizers or anyone seeking a luxury "no-stairs" lifestyle without compromising on style or volume.

The heart of the home is a grand open-plan kitchen, reception, and dining room measuring an impressive 23'11 x 11'10. This vast living space is finished with premium oak herringbone flooring and high-specification industrial touches, creating an atmosphere that is both contemporary and sophisticated. The lateral layout ensures a seamless flow from the living area to the sleeping quarters, providing a practical and accessible environment that feels remarkably spacious.

Externally, the apartment comes with an allocated parking space including an EV charger. Situated on a private road, residents also benefit from ample unrestricted street parking for guests or second vehicles. The property is offered with a 999-year lease, no ground rent, and low service charges, all backed by a 10-year structural warranty for total peace of mind.





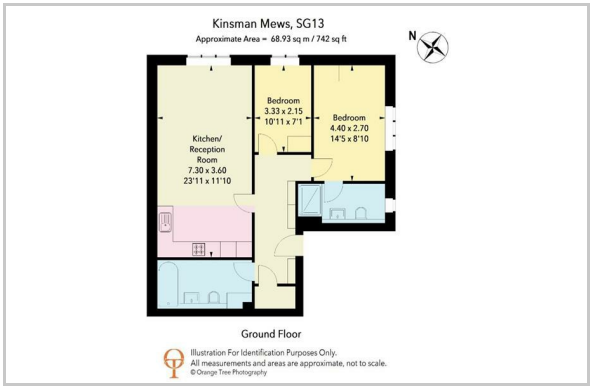




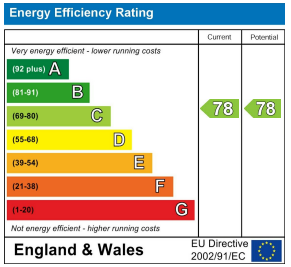
Area Map

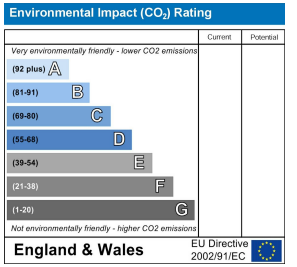


Floor Plan



Energy Efficiency Graph





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