



34, Henmarsh Court, Hertford
SG13 8FB
Asking Price £265,000



stevenoates.com



34 Henmarsh Court, Balls Park, Hertford, SG13 8FB

****REVISED LEASE****

A desirable one-bedroom apartment forming part of this highly sought-after development of exclusive, high-end properties, set within 64 acres of beautifully maintained communal parkland. Built approximately 13 years ago, the property offers stylish, modern accommodation throughout. Extending to around 518 sq ft, the apartment comprises a welcoming entrance hallway, an impressive 22' open-plan lounge/dining/kitchen area, a well-proportioned bedroom with fitted wardrobes, and a contemporary bathroom. Externally, residents can enjoy the landscaped communal gardens, with the added benefit of an allocated parking and additional visitors parking.

Situated within a small gated development within the heart of the Balls Park Estate, the property sits adjacent to the Balls Park Mansion itself. Balls Park benefits from 63 acres of beautifully maintained communal parkland yet sits only a short distance from Hertford town centre and favoured SG13 schooling. Hertford town centre has an excellent range of shops, leisure facilities and both Train Stations are only a short distance away with links to Liverpool Street, Moorgate & Kings Cross.



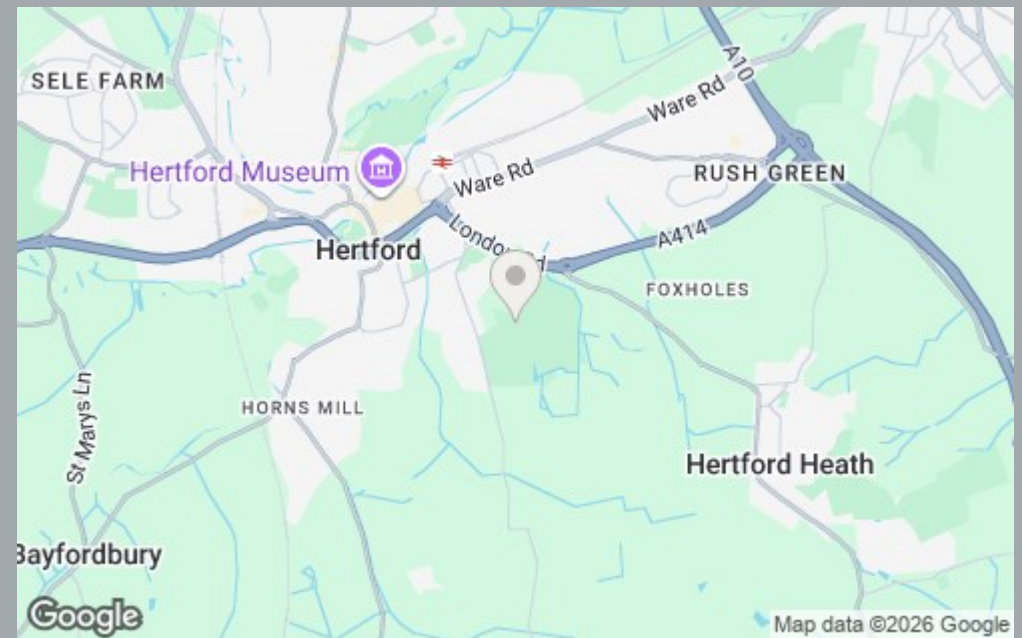
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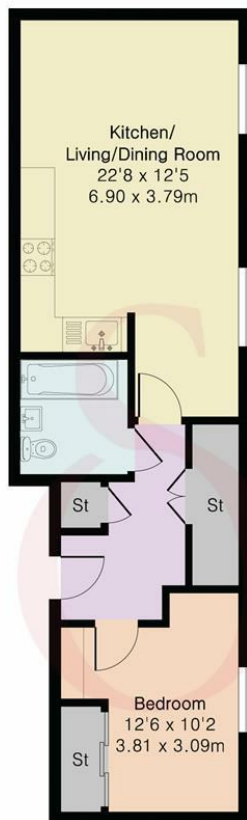


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Approximate Gross Internal Area 518 sq ft - 48 sq m



Second Floor



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.



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