

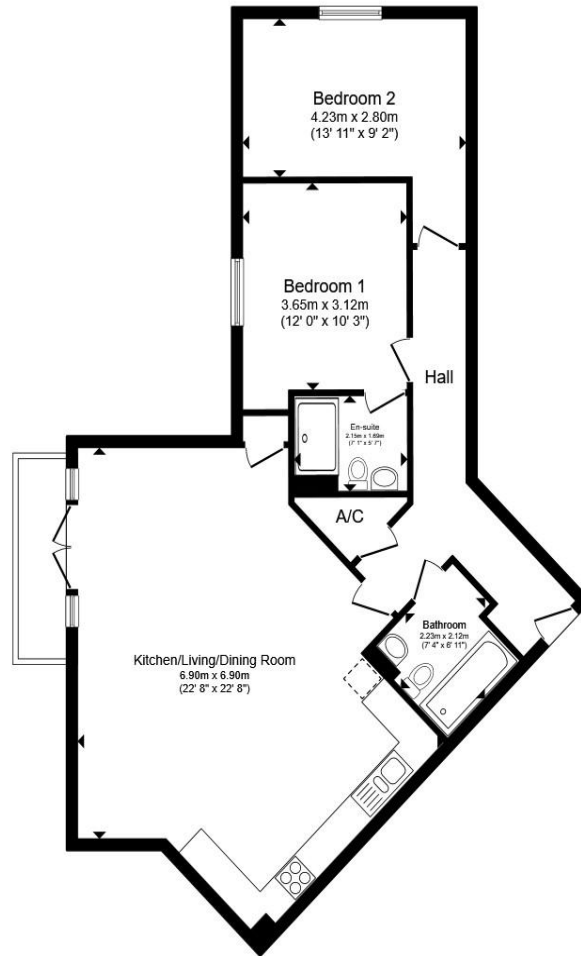


Hillside Court Constables Way, Hertford, SG13 7TY

Welcome to Hillside Court, Constables Way, Hertford

****NO ONWARD CHAIN**** This well-presented, bright and spacious first floor apartment offers two double bedrooms and two bathrooms, ideally located just a stone's throw from Hertford town centre, Hertford East railway station, and the open green spaces of Hartham Common. The property features a modern open-plan kitchen, lounge and dining area, there are two generously sized double bedrooms, including a principal bedroom with en-suite shower room. A separate family bathroom completes the accommodation. Externally, the property enjoys the added benefit of allocated parking.





Total floor area 88.1 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



-Accommodation Overview-

Entrance Hall

Open Plan Lounge / Kitchen:

22' 8" x 22' 8" (6.91m x 6.91m)

Bedroom One

12' max x 10' 3" max (3.66m max x 3.12m max)

En-Suite Shower Room

Bedroom Two

13' 11" x 9' 2" (4.24m x 2.79m)

Bathroom

-Exterior-

Parking

Agent Note:

Please note we are unable to verify some information on this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you.

Welcome to Hillside Court Constables Way,

- Two Double Bedroom, Two Bathroom First Floor Apartment
- Allocated Parking Space
- Long Lease
- Ideally Located For Hertford Town Centre & Hartham Common
- Ideal First-Time Purchase, Investment, or Downsizing Opportunity

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £1700.00 Yearly

Ground Rent: £300.00 yearly

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108251



Property Ref:
HFD108251 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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