



**Elliot Heath**  
ESTATE AGENTS

**89 Constables Way, Hertford**  
Guide Price **£450,000**

# 89 Constables Way

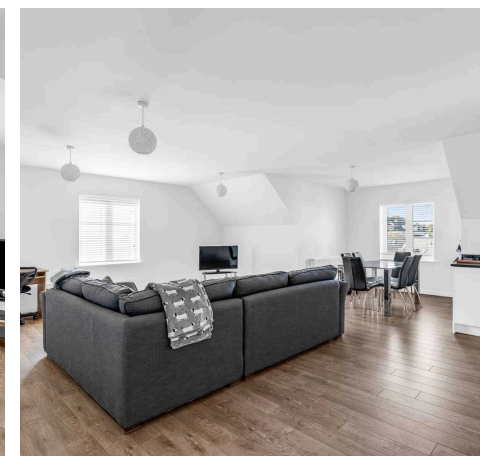
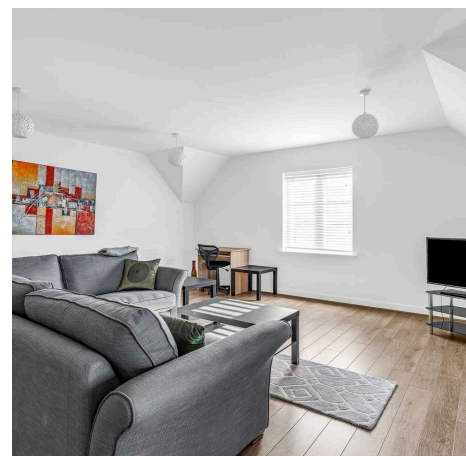
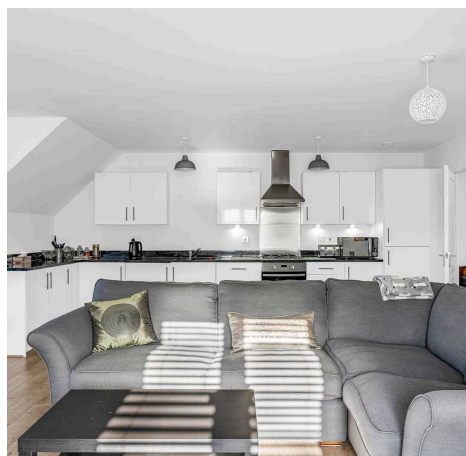
Hertford, Hertford

Spacious 3-bed luxury apartment near Hertford town centre. Over 1,400 sq ft with large entrance hall, open plan living area, 3 bath/shower rooms, gas central heating, secure entry, 2 parking spaces. Council Tax band: D

Tenure: Leasehold

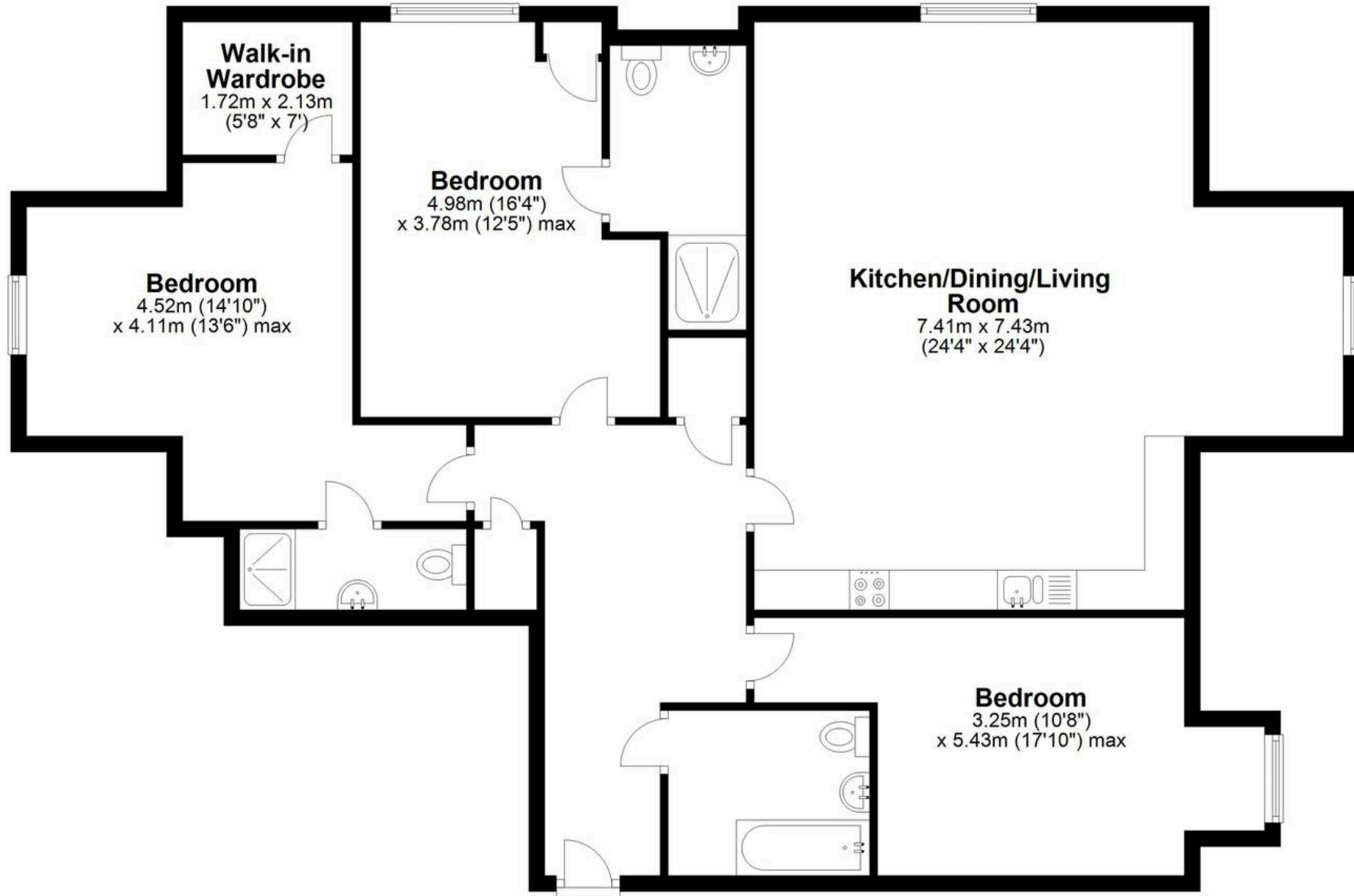
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



## Third Floor

Approx. 132.6 sq. metres (1427.6 sq. feet)



Total area: approx. 132.6 sq. metres (1427.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### **Communal Hallway**

Courtesy lighting, notice board, staircase and lifts to all floors. Private front entrance door to:

### **Entrance Hall**

With entryphone system, two built in storage cupboards, two radiators, wood flooring, loft access, doors to:

### **Kitchen/Dining/Living Room**

24' 4" x 24' 5" (7.41m x 7.43m)

### **Dining/Living Room**

Dual aspect with two double glazed windows, wood flooring, two radiators, open to:

### **Kitchen**

Comprehensively fitted with a range of wall and base storage units with granite work surfaces over incorporation a sink and drainer unit, fully integrated, wood flooring.

### **Bedroom One**

14' 10" x 13' 6" (4.52m x 4.11m)

With double glazed window, radiator, wood flooring, doors to:

### **Walk In Wardrobe**

5' 8" x 7' 0" (1.72m x 2.13m)

Fitted with shelving and hanging rails.

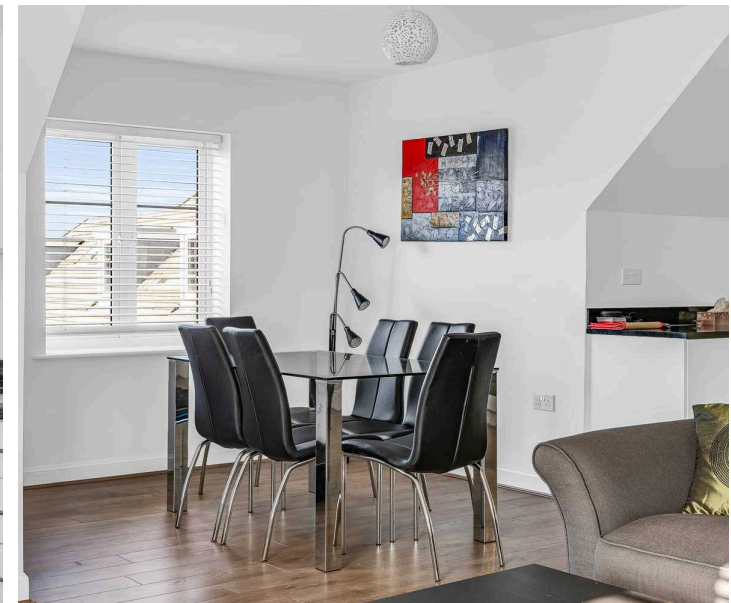
### **En Suite Shower Room**

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas. tiled flooring, chrome heated towel rail.

### **Bedroom Two**

16' 4" x 12' 5" (4.98m x 3.78m)

With double glazed window, radiator, built in storage cupboard, wood flooring, door to:



**En Suite Shower Room**

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas. tiled flooring, chrome heated towel rail.

**Bedroom Three**

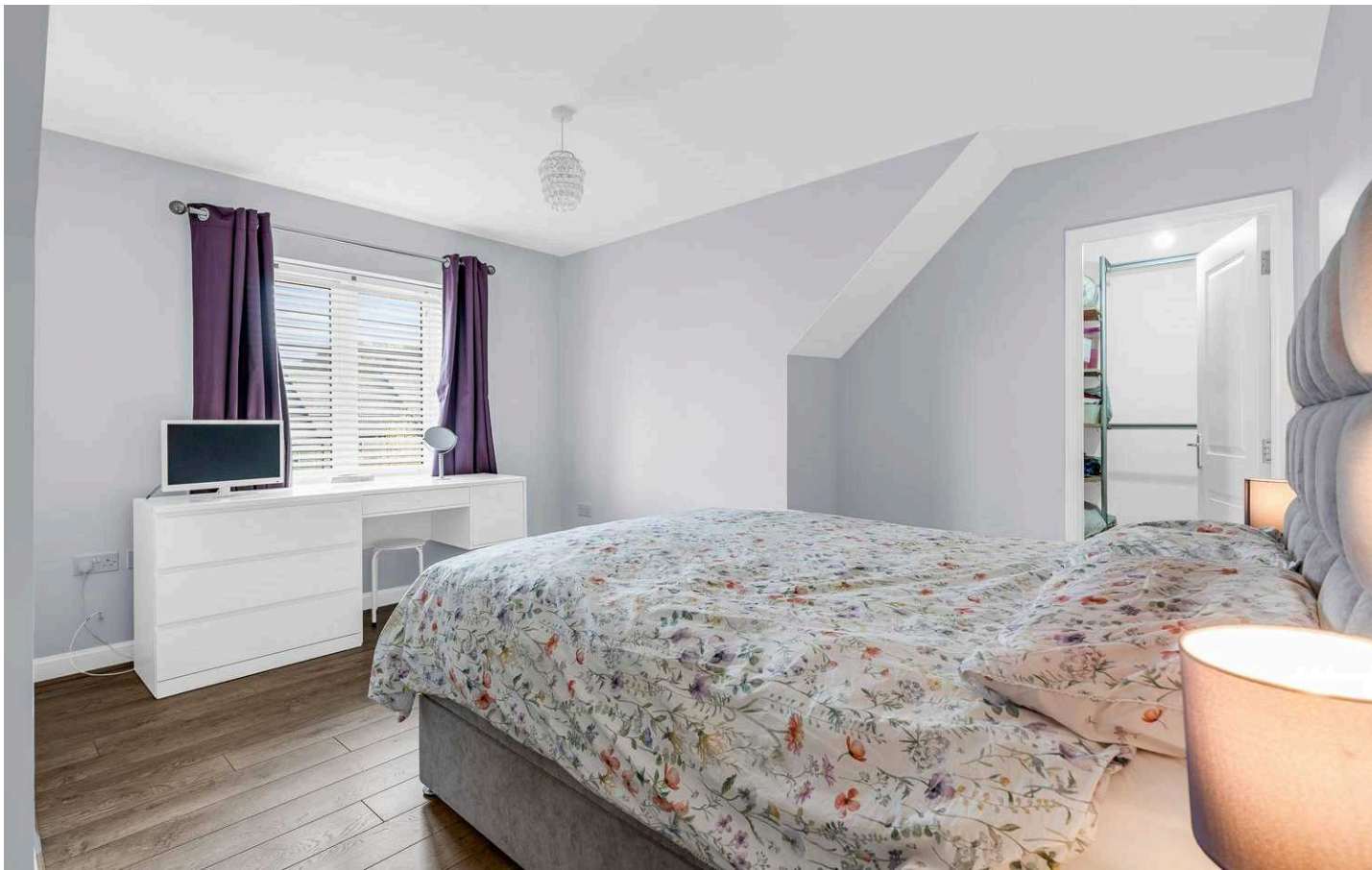
10' 8" x 17' 10" (3.25m x 5.43m)

With double glazed window, radiator, wood flooring.

**Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, chrome heated towel rail.





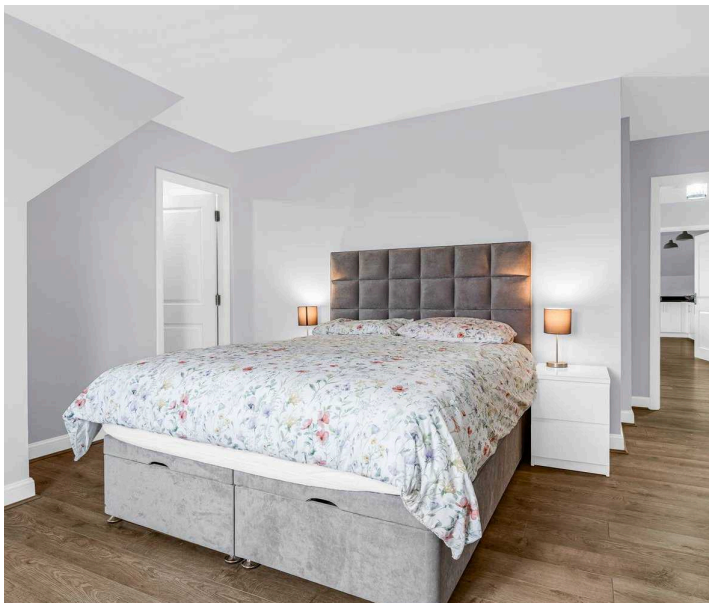
### **COMMUNAL GARDEN**

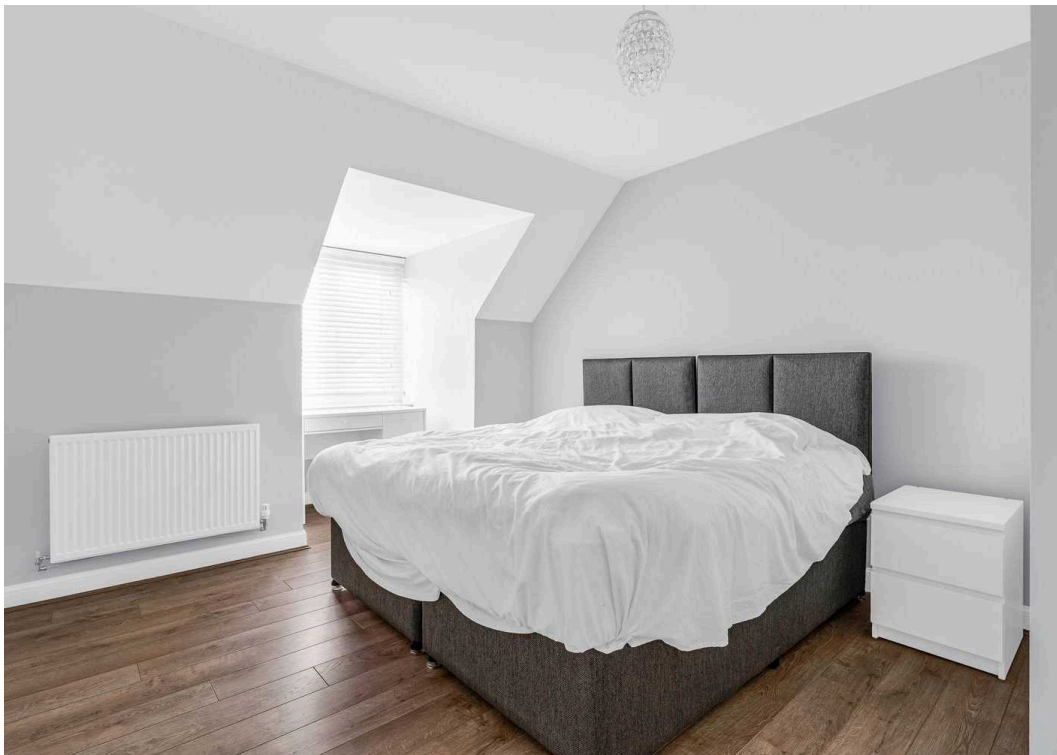
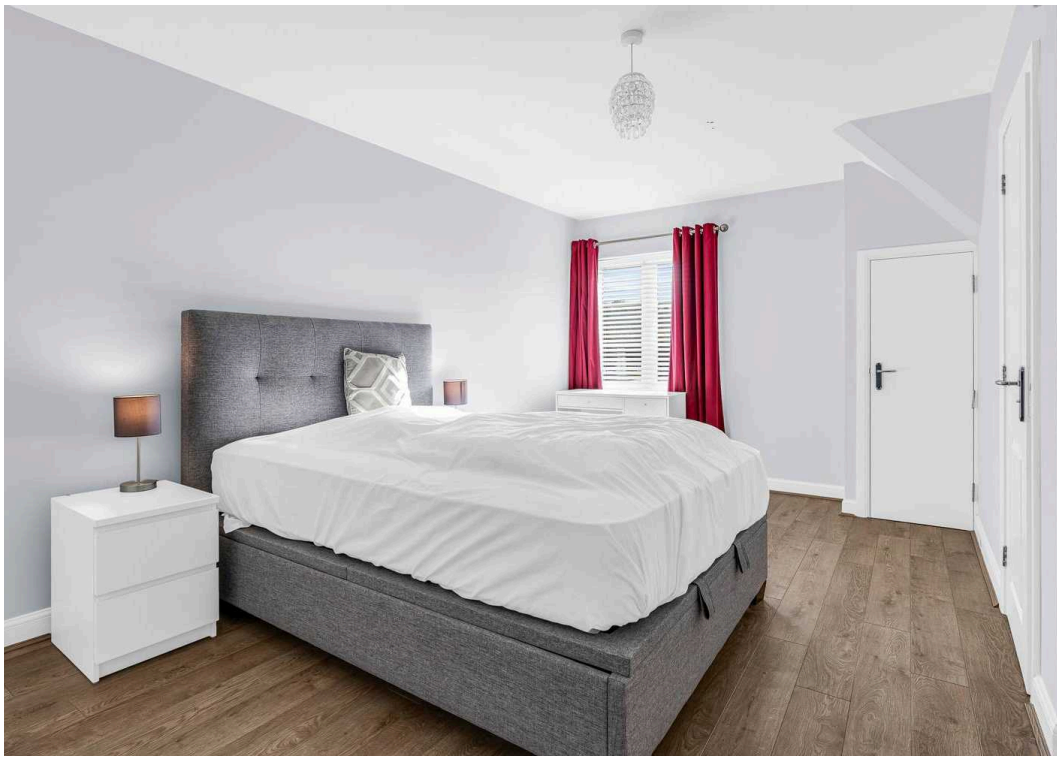
Surround by well maintained lawned communal gardens.

### **ALLOCATED PARKING**

2 Parking Spaces

With two allocated parking spaces.







## Elliot Heath Estate Agents

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