



**Elliot Heath**  
ESTATE AGENTS

7 Kingsmead Court Constables Way, Hertford  
Guide Price £332,500

# 7 Kingsmead Court Constables Way

Hertford, Hertford

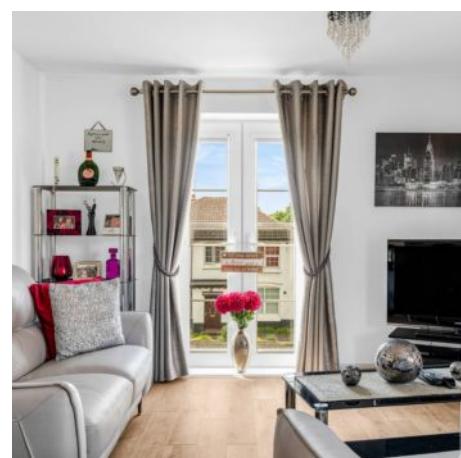
Modern 2-bed 2nd-floor apartment near Hertford East station. Dual-aspect lounge/kitchen, balcony, ensuite, parking, no chain.

Council Tax band: D

Tenure: Leasehold

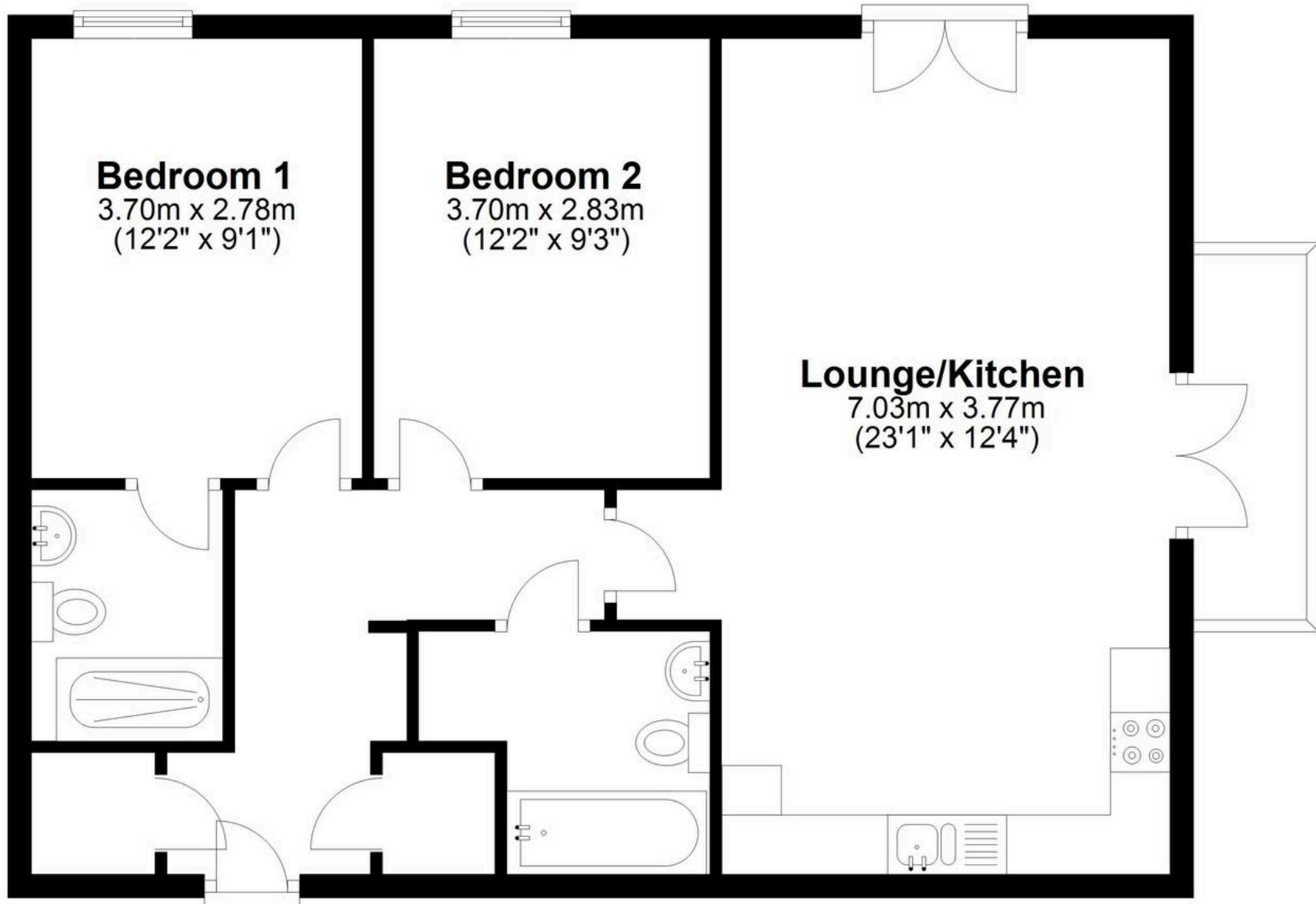
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



# First Floor

Approx. 67.3 sq. metres (724.9 sq. feet)



Total area: approx. 67.3 sq. metres (724.9 sq. feet)

## **Communal Entrance Hall**

With secure entryphone system, lifts and stairs to all floors and private front entrance door to:

## **Entrance Hall**

With wood flooring, two large storage cupboards, radiator and doors to:

## **Lounge/Kitchen**

23' 1" x 12' 4" (7.03m x 3.77m)

## **Lounge**

Dual aspect with two sets of double glazed double doors to a private balcony and Juliet balcony, wood flooring, radiator, open to:

## **Kitchen**

Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, integrated appliances, wood flooring.

## **Bedroom One**

12' 2" x 9' 1" (3.70m x 2.78m)

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

## **En Suite Shower Room**

Fitted with a suite comprising large shower cubicle, pedestal wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, radiator.

## **Bedroom Two**

12' 2" x 9' 3" (3.70m x 2.83m)

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, radiator.





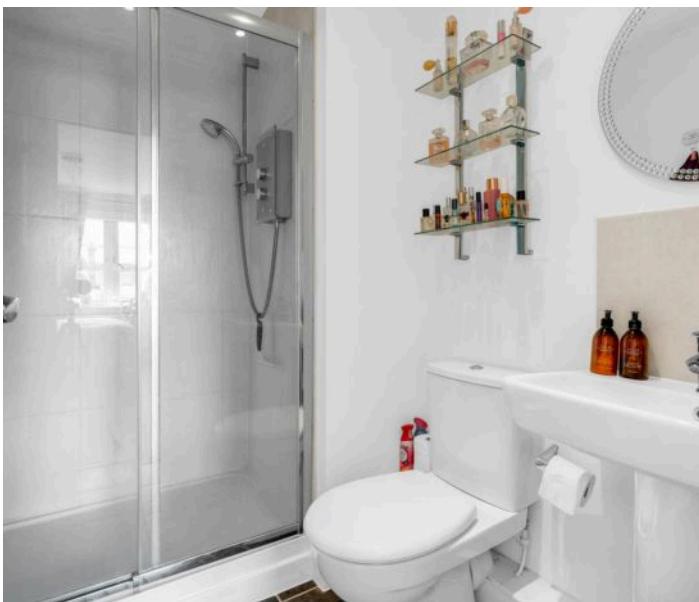
## COMMUNAL GARDEN

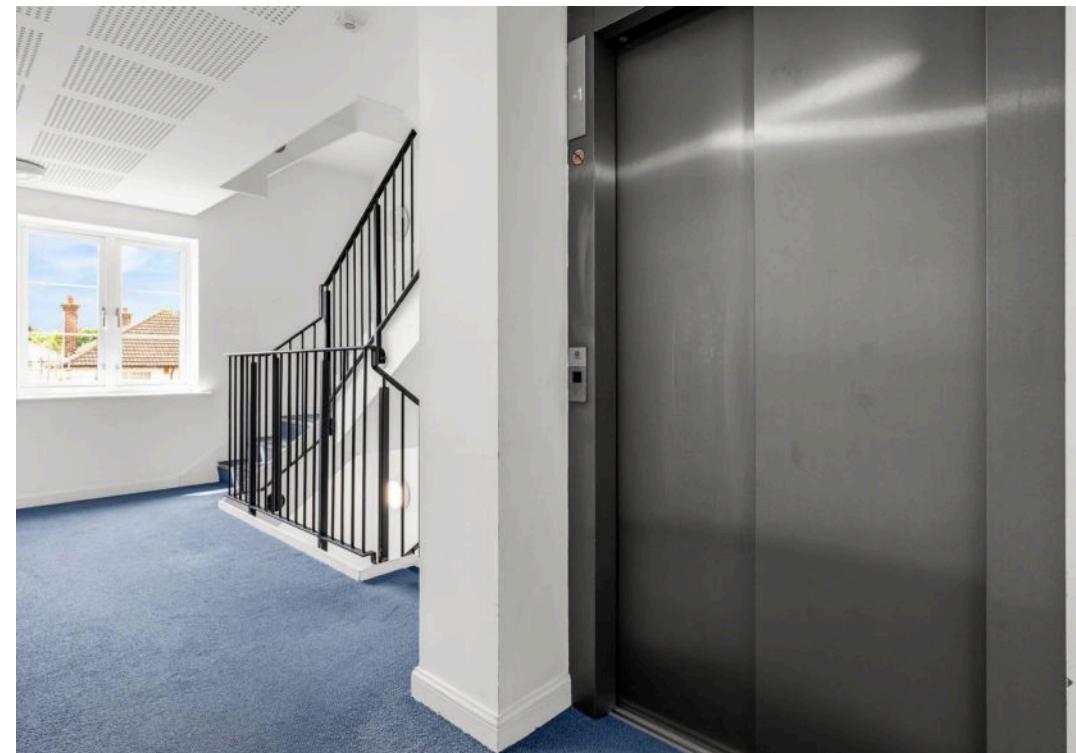
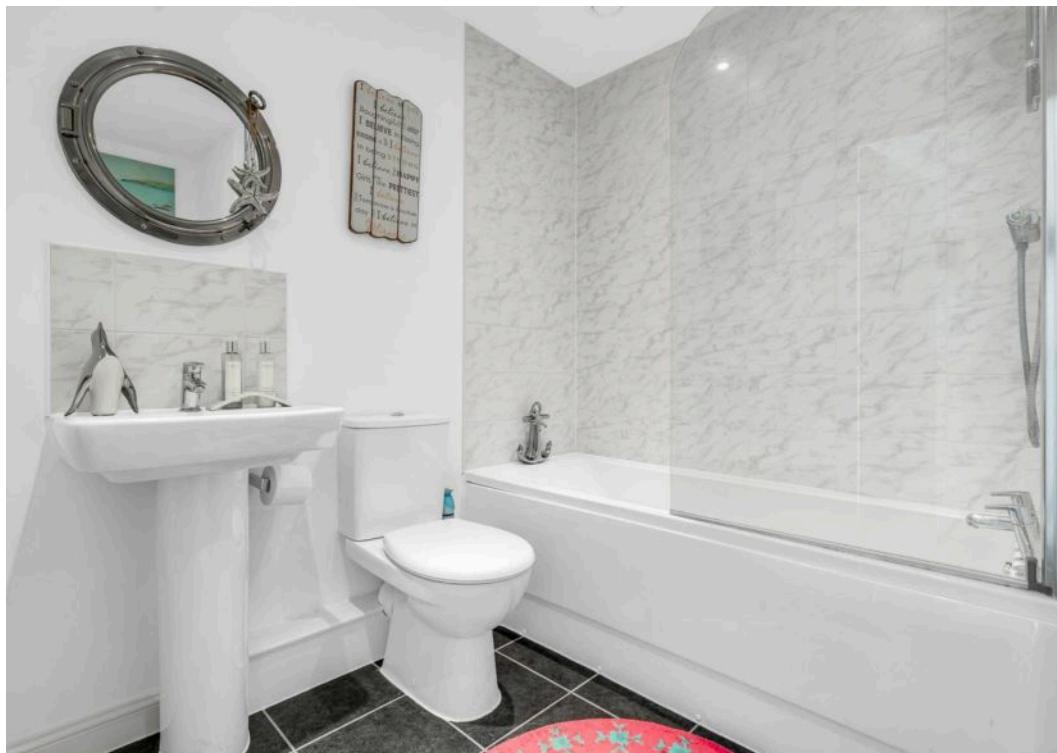
Attractively landscaped communal gardens.

## ALLOCATED PARKING

1 Parking Space

Allocated parking space.







## Elliot Heath Estate Agents

Elliot Heath Estate Agents, 7 Star Street – SG12 7AA

01920 29 33 33

[hello@elliotheath.co.uk](mailto:hello@elliotheath.co.uk)

[elliotheath.co.uk](http://elliotheath.co.uk)