



Elliot Heath
ESTATE AGENTS

7 Kingsmead Court Constables Way, Hertford

Guide Price £332,500

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Hertford, Hertford

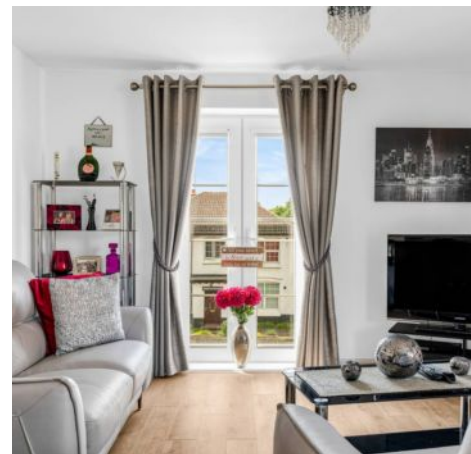
Modern 2-bed 2nd-floor apartment near Hertford East station. Dual-aspect lounge/kitchen, balcony, ensuite, parking, no chain.

Council Tax band: D

Tenure: Leasehold

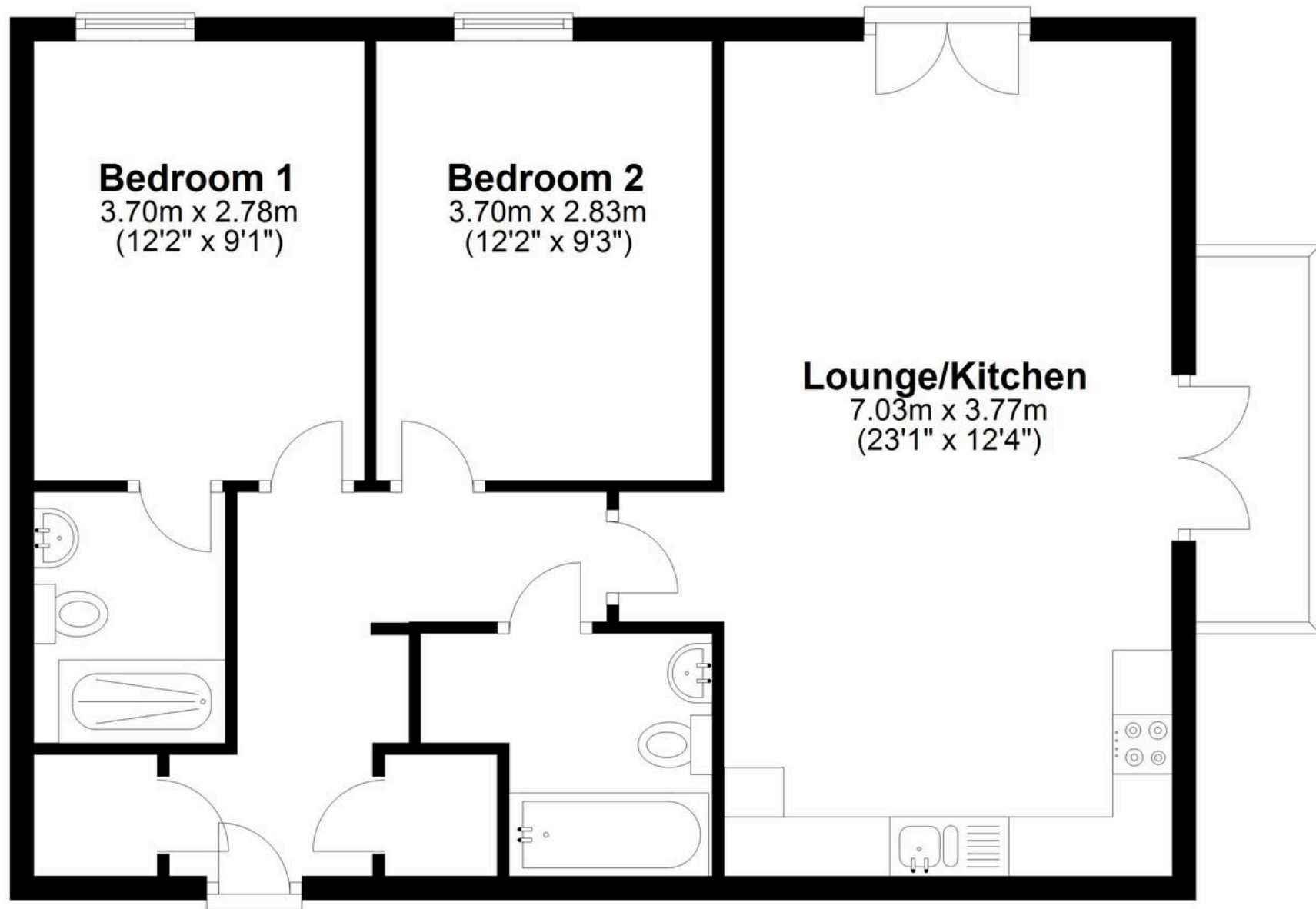
EPC Energy Efficiency Rating: B

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.





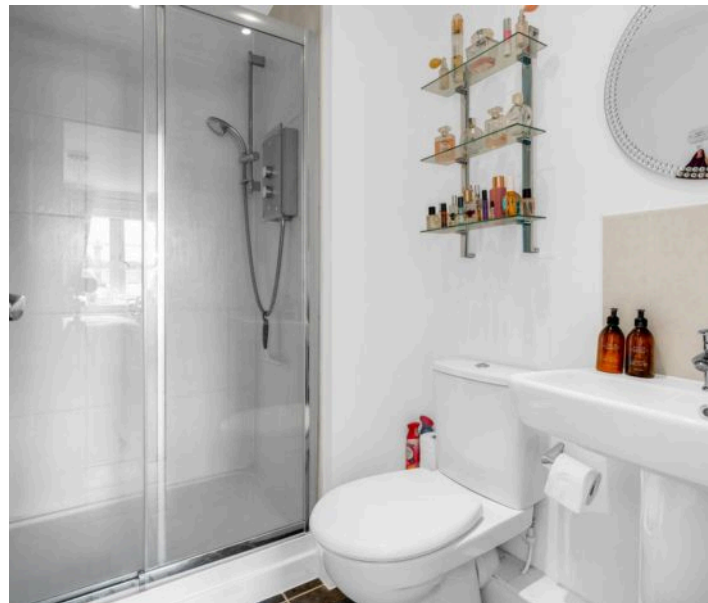
COMMUNAL GARDEN

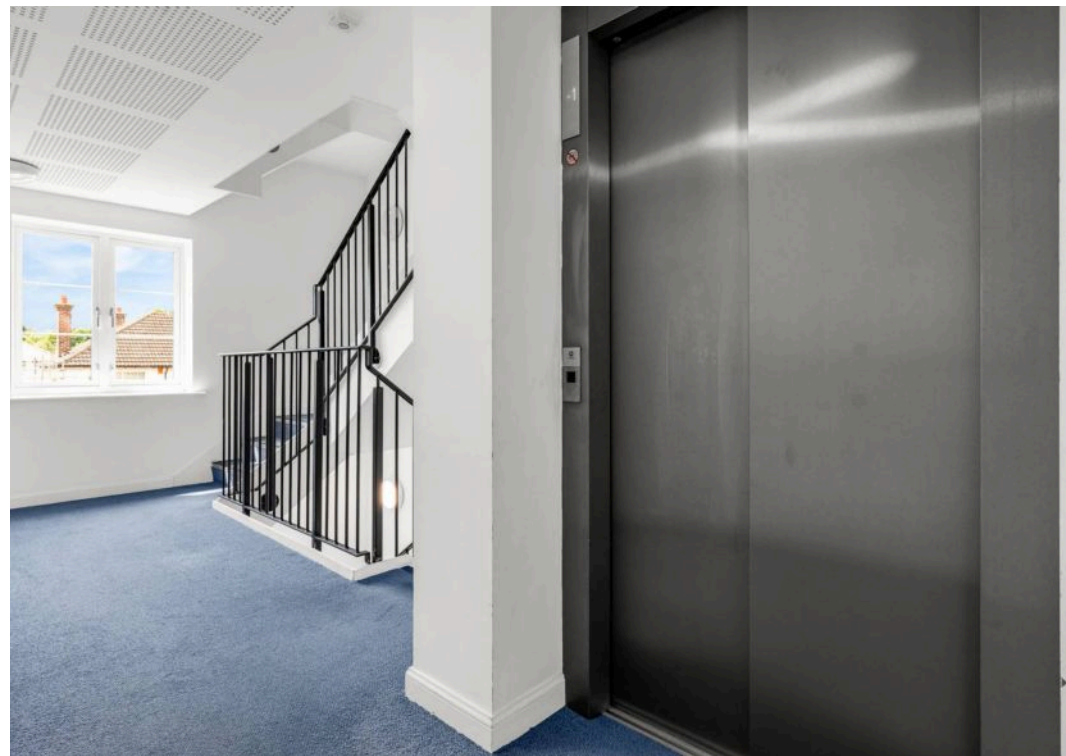
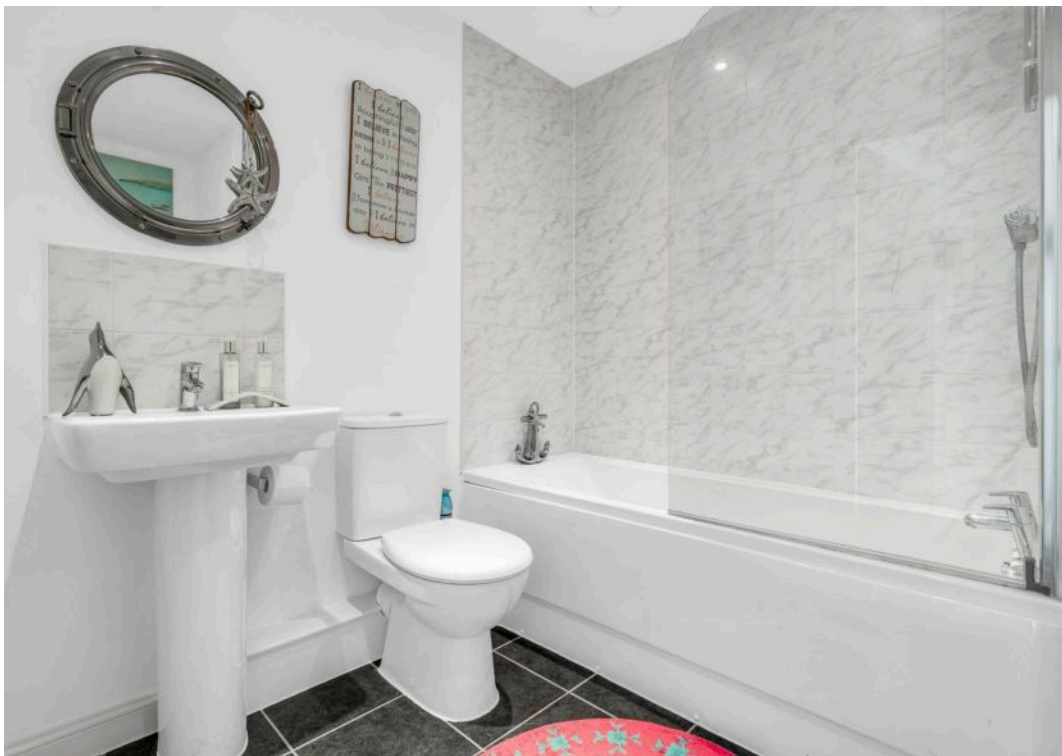
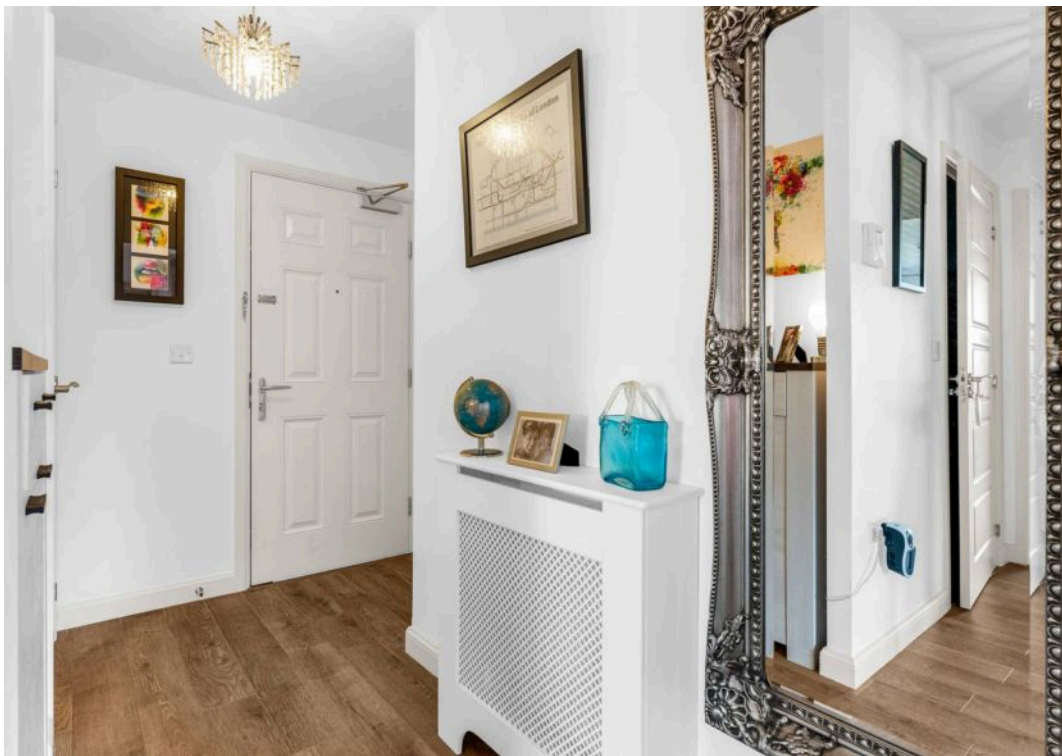
Attractively landscaped communal gardens.

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

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