



Elliot Heath
ESTATE AGENTS

35 Constables Way, Hertford
Guide Price **£260,000**

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Hertford, Hertford

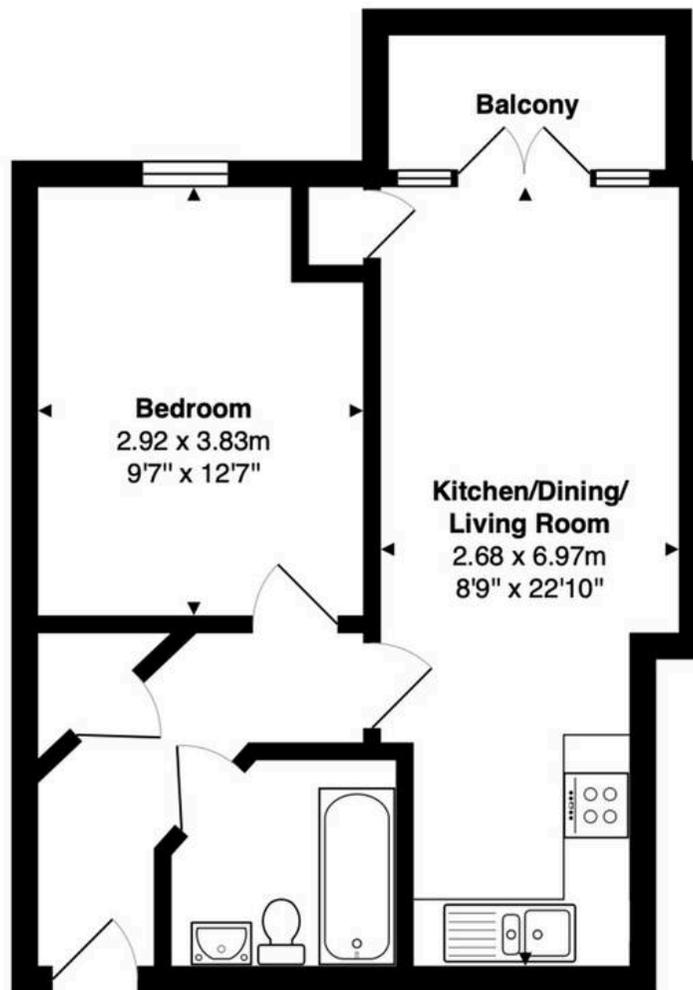
Stylish one-bedroom apartment in a sought-after private development, featuring a large balcony and gated parking. Ideally located a level walk from Hertford East Station and town centre. View soon.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Second Floor
Area: 42.2 m² ... 454 ft²

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

Communal Entrance Hall

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

Entrance Hall

With wall mounted entry phone, built in storage cupboard, wood effect flooring, radiator, doors to:

Kitchen/Dining/Living Room

8' 10" x 22' 10" (2.68m x 6.97m)

Kitchen

Fitted with a range of wall and base storage units with work surface over incorporating a one and a half bowl stainless steel sink and drainer unit, built in oven with four ring gas hob and stainless steel extractor over, integrated fridge/freezer, dishwasher and washing machine, wood effect flooring, open to:

Living/Dining Room

With double glazed window and double glazed casement doors to front aspect leading to the private balcony, cupboard housing wall mounted 'Ideal' Combination gas boiler, wood effect flooring, radiator.

Bedroom

9' 7" x 12' 7" (2.92m x 3.83m)

With double glazed window to front aspect, wood effect flooring, radiator.

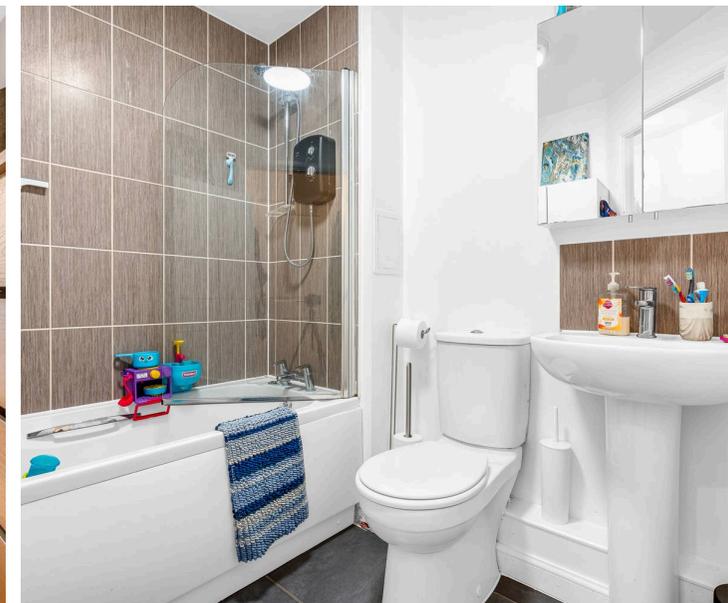
Bathroom

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, pedestal wash hand basin, dual flush wc, extractor fan, tiled flooring, tiled splash back, radiator.

Balcony Large private balcony

Communal Garden Attractively landscaped communal gardens.

Secure gated One gated allocated parking space plus visitors spaces.





Elliot Heath Estate Agents

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