



Hillside Court Constables Way, Hertford, SG13 7TY  
Offers Over £325,000





## Hillside Court Constables Way, Hertford, SG13 7TY

**\*\*GROUND FLOOR\*\*** This Constables Way flat is the PERFECT property for investment, first time buyers, or anyone looking to downsize. Located in a GREAT POSITION for BOTH the TRAIN STATION to London and HERTFORD TOWN CENTRE. A nice quality entry level property. GROUND FLOOR with good parking. This flat boasts many unique features, including OWN PRIVATE OUTDOOR SPACE, perfect for the summer months. This flat includes fully fitted kitchen, TWO DOUBLE BEDROOMS, TWO BATHROOMS.



### **ENTRANCE**

Door entry phone system. Communal entrance, lift and stairs to upper floors

### **ENTRANCE HALL**

Doors to all rooms and storage cupboards

### **KITCHEN DINER** 22'10" x 15'2" (6.96m x 4.62m)

Open plan to kitchen diner. range of base and wall units integrated oven and gas hobs, extractor fan, radiator, space for washing machine and american style fridge freezer

### **LOUNGE AREA**

Radiator, window to front aspect, double glazed UPVC french doors leading to

### **PRIVATE OUTDOOR SPACE**

Astro turf flooring, space for garden furniture, large bush covering outside perimeter of the private space

### **BEDROOM ONE** 12'8"x 10'2" (3.86mx 3.10m)

Radiator, carpeted flooring, large double wardrobes, UPVC double glazed window to front aspect, door leading to En-suite

### **EN-SUITE**

Shower cubicle with shower over. Wall mounted wash hand basin, close coupled W/C. Chrome heated towel rail. Part tiled walls

### **BEDROOM TWO** 13'9" x 9'1" (4.19m x 2.77m)

Radiator, carpeted flooring, space for large double wardrobes, UPVC double glazed window to side aspect

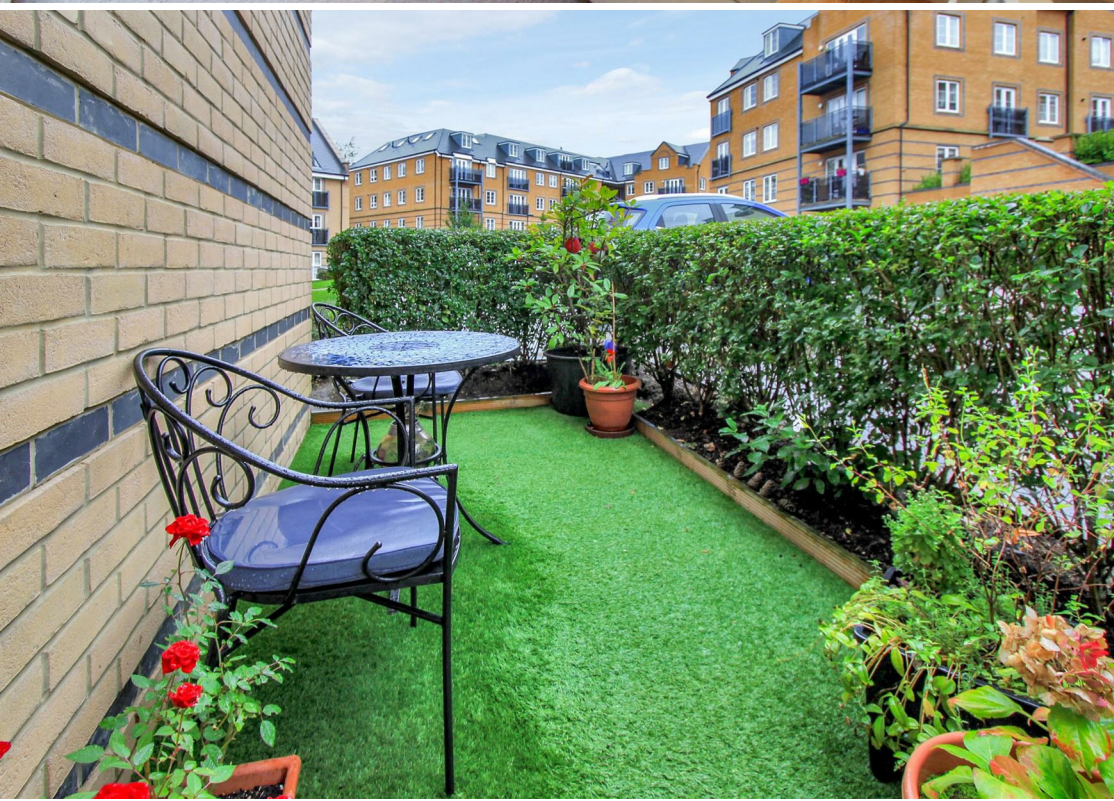
### **BATHROOM**

Panel bath with shower over. Pedestal wash hand basin, close coupled W/C. Part tiled walls

### **PARKING**

Allocated parking space and ample visitors parking











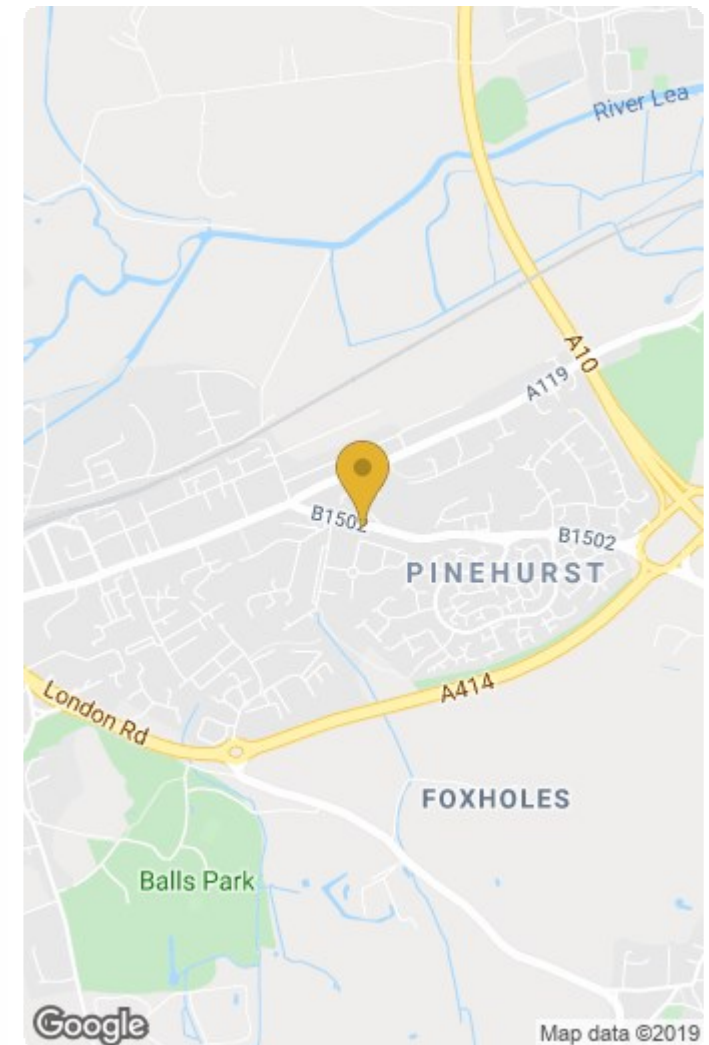
TOTAL APPROX. FLOOR AREA 791 SQ.FT. (73.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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