



76 Constables Way, Hertford, SG13 7AF  
Offers In Excess Of £310,000





## 76 Constables Way, Hertford, SG13 7AF

**\*\*GROUND FLOOR\*\*** STUNNING condition, TWO double bedrooms, located in Constables Way, this flat is in the IDEAL location, overlooking GREENERY from every aspect, you are not overlooked at all. PERFECT for First Time Buyers, Investors & Downsizers, you do not want to miss this opportunity in securing this cosy flat. FITTED appliances included, all you need to do is move your furniture straight in! BENEFITING from a allocated parking bay which is also GATED, you also have plenty of visitor bays around which is also permitted.

CALL LANES TO BOOK YOUR APPOINTMENT!!



### **ENTRANCE**

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

### **ENTRANCE HALL**

Spacious hallway, radiator, storage cupboard, doors leading to separate rooms

### **KITCHEN** 8'7" x 7'6" (2.62m x 2.31m)

Fitted kitchen with a range of wall and base units in high spec finish with roll top work surfaces and splash backs. Inset stainless steel sink unit. Stainless steel electric oven and gas hob and filter cooker hood. Integrated fridge freezer. Integrated washing machine. Down-lighters, double sockets and extractor fan.

### **LIVING ROOM / DINER** 18'6" x 10'0" (5.66m x 3.07m)

Double glazed french doors to rear aspect leading to private patio area, Amtico flooring, sockets and tv point, radiator, spotlights.

### **BEDROOM ONE** 10'4" x 8'7" (3.17m x 2.62m )

Double glazed window to side aspect, radiator, carpeted, space for large double bed and freestanding wardrobes, door leading to en-suite

### **EN-SUITE**

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

### **BEDROOM TWO** 11'6" x 6'5" (3.53m x 1.98m)

Double glazed window to rear aspect, storage cupboard, homing boiler, radiator, carpeted, space for double bed.

### **BATHROOM**

Panel bath. Tiled flooring. Pedestal wash hand basin, close coupled W/C. Part tiled walls. Chrome heated towel rail.

### **PRIVATE PATIO AREA**

Private own patio area, space for outdoor furniture i.e. table and chairs, open communal greenery for residents on same floor

### **ALLOCATED GATED PARKING**

Allocated parking bay in underground parking lot, completely private and secure, with visitor permit parking around



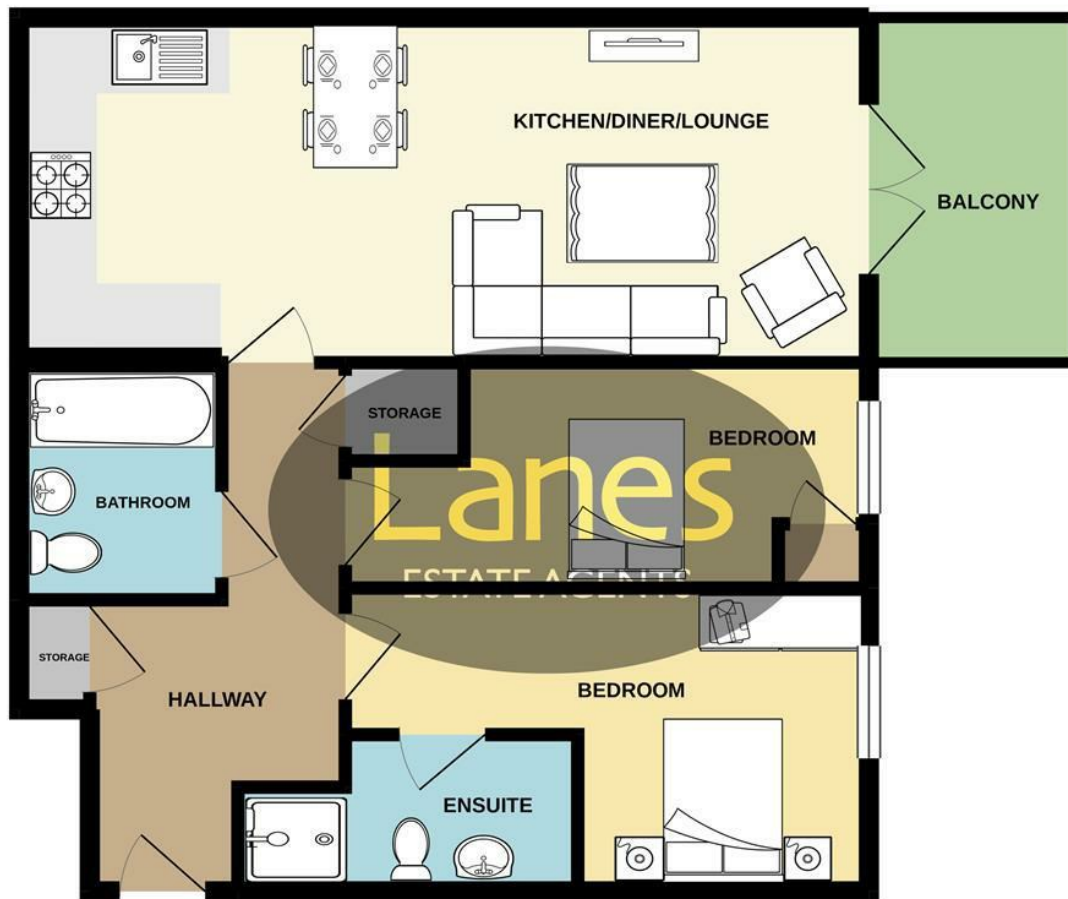








# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(81-91) B		82	82
(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			
(81-91) B		86	86
(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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