

Lanes

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4 Stants View, HERTFORD, SG13 7FY

Offers In The Region Of £275,000

A bright and beautifully presented two-bedroom, two-bathroom first floor apartment, located moments from Hartham common offering lovely countryside walks. This modern property features a spacious living room that seamlessly connects to a fitted kitchen equipped with built-in appliances. The two well-proportioned bedrooms include a primary suite with an en-suite shower room, complemented by an additional separate bathroom.

Key features include double glazing, electric heating and a good lease length. Located in a highly sought-after development on Hertford's east side, the apartment is just a short walk from Hertford Town, Hertford East Railway Station, and excellent local schools. With a gated entrance and superb interiors throughout, this property is ideally situated within walking distance of the town center and station. Viewings are advised.



Lounge
15'7 max x 12'3 (4.75m max x 3.73m)

Kitchen
8'8 x 7'3 (2.64m x 2.21m)

Bedroom One
14 max x 10'8 (4.27m max x 3.25m)

Bedroom Two
10'5 x 6'10 (3.18m x 2.08m)

En-Suite

Family Bathroom

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Approximate Gross Internal Area
72.73 sq m / 782.85 sq ft

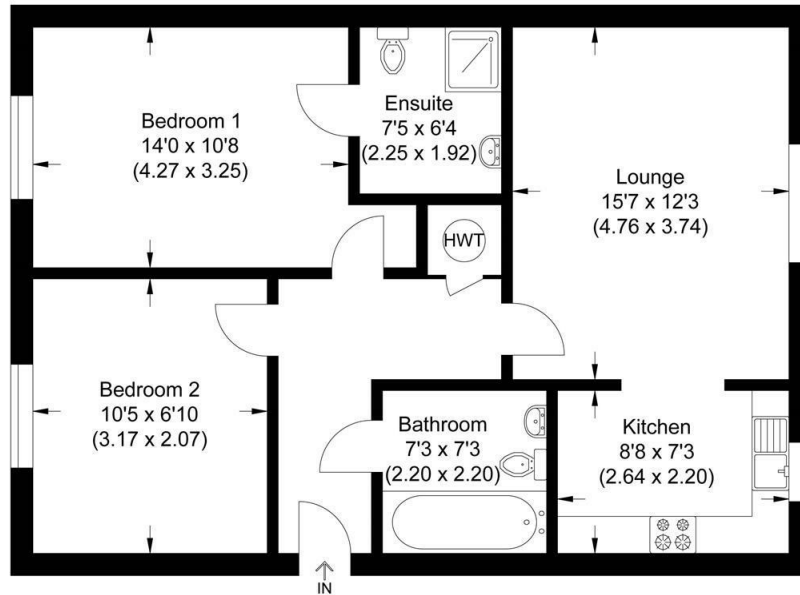
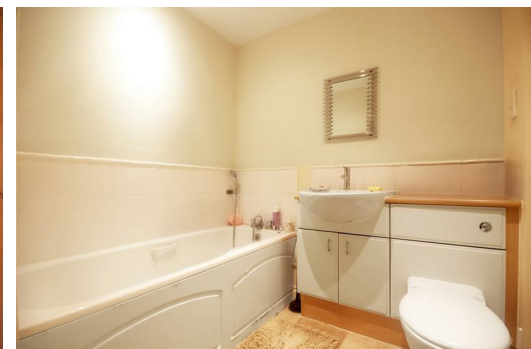


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.



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