



The Mansions , Balls Park, Hertford, SG13 8FJ

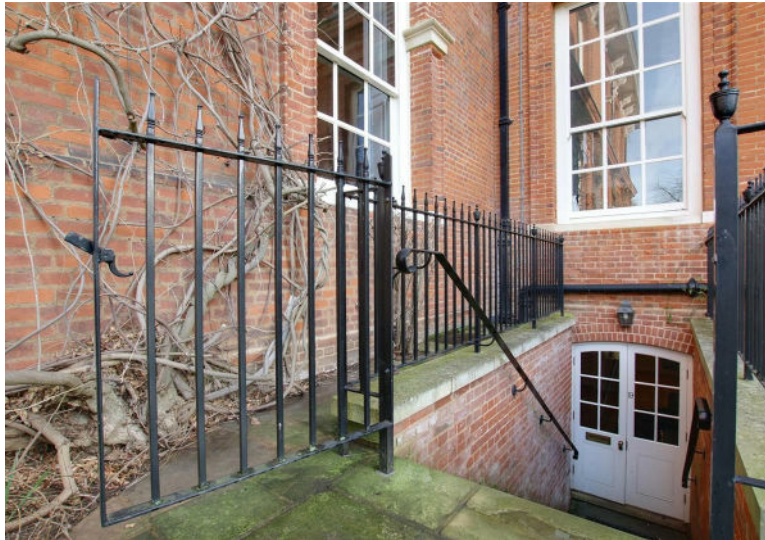
£340,000



The Mansions , Hertford, SG13 8FJ

****THE FIRST YEARS SERVICE CHARGE PAID**/ ****VENDOR SUITED**** Benefitting from picturesque views over this beautiful 67 acres of parkland is this two-bedroom ground floor apartment, forming part of the converted Mansion House. The property benefits from two generous sized bedrooms, open plan living and is presented to the highest order. The vendors have already found their onward purchase which is chain free, so a quick sale is offered.**

The property also has ample communal parking and is moments from Hertford town centre which offers a broad selection of local amenities, shops, pubs and restaurants. There are also brilliant transport links by road and mainline railway connections to London Liverpool Street, Tottenham Hale, Moorgate, Finsbury Park and Kings Cross. In addition, international travel can be easily accessed via Stansted and Luton Airports which are both within a 45 minute drive away. Please call Lanes Estate agents to arrange your viewing.



Lounge / Kitchen Diner

26'10 max x 14'8 (8.18m max x 4.47m)

Bedroom One

18'11 x 9'9 (5.77m x 2.97m)

Bedroom Two

16'3 x 10 (4.95m x 3.05m)





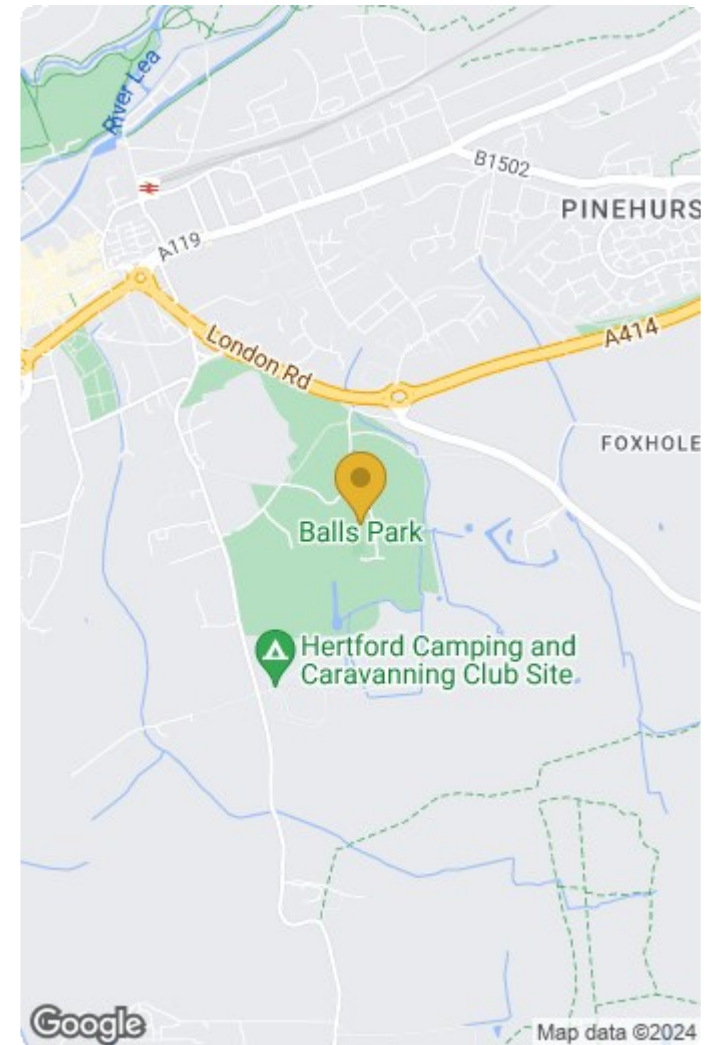
GROUND FLOOR



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		Class	Band
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			
		79	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Band
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 so environmentally friendly: higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

