

Lanes

ESTATE AGENTS

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3 Constables Way, Hertford, SG13 7AF

£335,000

This two bedroom apartment is a fantastic property and one not to be missed. This property is extremely spacious and benefits from two bedrooms with en-suite to master, open plan lounge diner with access to your own balcony, family bathroom and storage cupboards which is extremely useful. There is ample parking for visitors as well as secure underground parking for one car.

The apartment is conveniently placed for access to Hertford and Ware town and moments and easy access to the A10. There are numerous bus routes within a short walking distance as well as Hertford East Train Station giving you access to London Liverpool Street. There is a selection of local schooling with excellent ratings nearby. The property also has 116 years remaining on the lease and is attractive to all types of buyers. Please call Lanes Estate agents today to arrange an appointment.



Hallway

Kitchen Diner / Lounge
15'8 x 13'1 (4.78m x 3.99m)

Bedroom One
10'3 x 10'1 (3.12m x 3.07m)

Bedroom Two
11'4 x 11'2 (3.45m x 3.40m)

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	

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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 layout, contents and appearance shown here are not to be treated as a guarantee as to their quality or condition. Made with Metropix 2024

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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