



82.. Constables Way, Hertford, SG13 7AF  
Offers In Excess Of £300,000





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This beautifully presented two-bedroom apartment is part of a highly sought-after development on the edge of Hertford Town Centre, offering an ideal combination of modern living and convenience. Just under one mile from Hertford East train station, with regular fast services to Tottenham Hale and Liverpool Street, and within walking distance of the town's many amenities, the location is perfect for both commuting and leisure.

The apartment features a bright and spacious 25ft living/dining room, providing a welcoming space for relaxation or entertaining and a private balcony. Two generously sized double bedrooms, one with access to another private balcony, while the luxurious bathroom includes a separate bath and shower, adding to the overall comfort and practicality of the home. The spacious hallway offers built-in storage, and the property is immaculately maintained throughout. Secure allocated parking is provided in a gated underground car park, with additional visitor parking available, and the building offers both lift and stair access for convenience.

As mentioned, Hertford Town Centre is nearby, with its wide variety of restaurants, coffee shops, and bars, ensuring there's something for everyone. Hartham Common and the River Lea are also close, offering green spaces and leisure facilities including tennis courts, walking trails, a leisure centre, and more, making it an excellent area for those who enjoy outdoor activities.

This apartment is a rare opportunity to enjoy stylish, contemporary living in one of Hertford's most desirable locations. Contact us today to arrange a viewing at your earliest convenience.



### **Communal Entrance**

Entrance via secure private system in communal hallway, lift to all floors, stairs to all floors.

### **Hallway**

Floorboards, radiator, storage cupboard, doors to all rooms.

### **Bedroom One** 14'5" x 10'5" (4.39m x 3.18m )

Double, panelling detail, double glazed window to front aspect, radiator.

### **Kitchen/Living/Dining Room** 24'8" x 9'9" (7.52m x 2.97m )

Matching eye and base level units, roll; work top surfaces, cupboard containing boiler, stainless steal sink with mixer tap, four ring gas hob with induction cooker underneath, stainless steal extractor over, space for free standing appliances, floorboards, double glazed French doors leading to private balcony, double glazed window to side aspect, radiator.

### **Balcony One**

### **Bathroom**

Walk in shower cubical, panelled bath with mixer tap and shower attachment, low level w/c, vanity wash hand basin, heated towel rail.

### **Bedroom Two** 15'5" x 7'5" (4.70m x 2.26m )

Radiator, double glazed door leading to balcony.

### **Balcony Two**

### **Gated Parking**

Secure gated parking bay with ample visitor permits

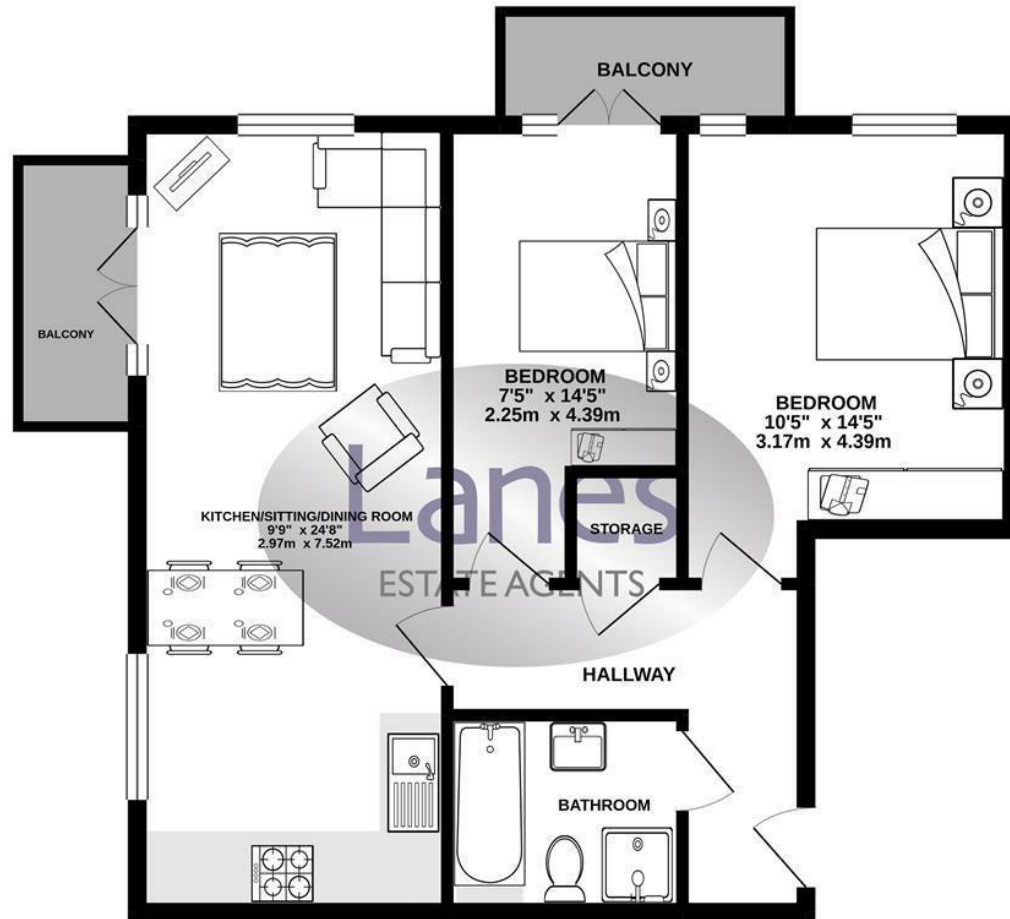








# FIRST FLOOR 601 sq.ft. (55.8 sq.m.) approx.

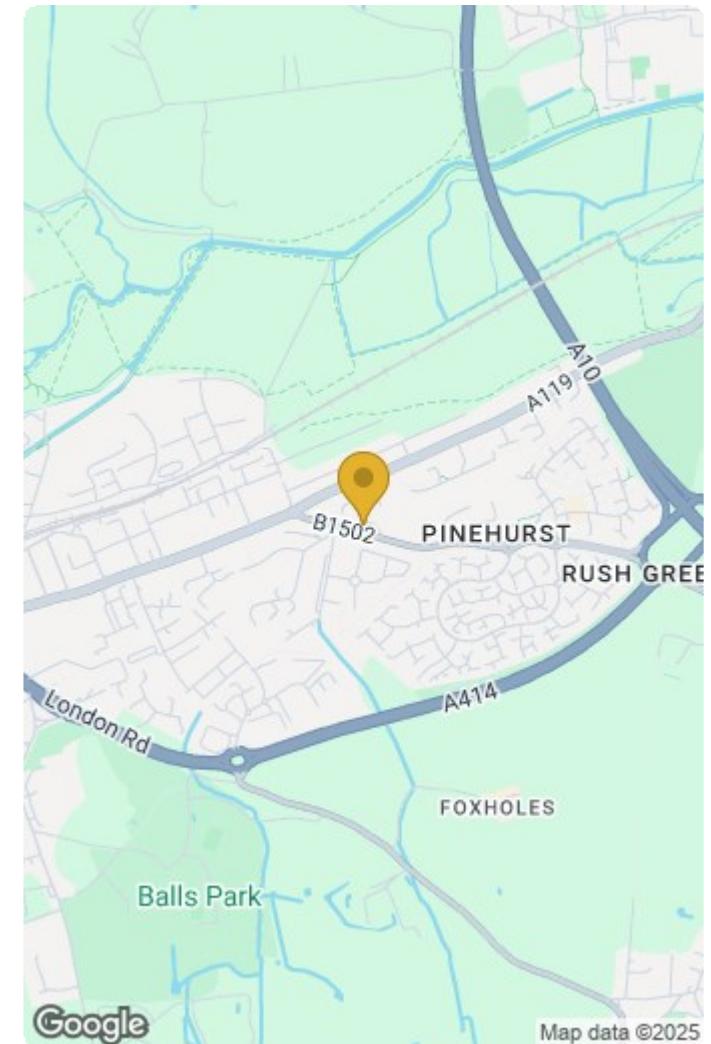


TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.

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                                   |  |                         |           |
| (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                                                       |  |                         |           |
| (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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