



4 Kingsmead Court, Constables Way, Hertford, SG13 7LR

£325,000

Lanes  
ESTATE AGENTS



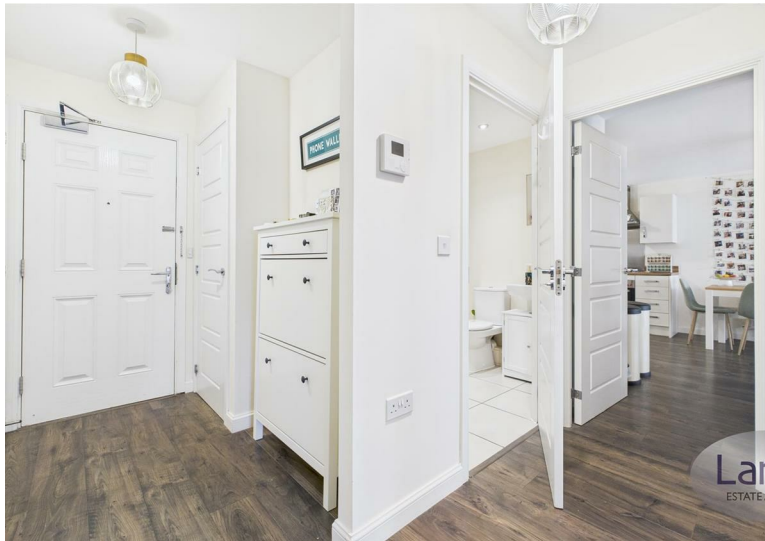
## 4 Kingsmead Court, Hertford, SG13 7LR

Welcome to this charming upper ground floor apartment located on Constables Way in the desirable Kingsmead Court, Hertford. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat boasts two well-proportioned bedrooms, each offering ample space and natural light, benefitting from its own private patio off the lounge leading to the vast communal grounds, it ensures a restful retreat at the end of the day. With two bathrooms, including an en-suite, this property caters to modern living, providing both privacy and convenience for residents and visitors alike.

Situated in a sought-after area, this flat benefits from easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a vibrant community. The surrounding area is well-connected, with public transport options nearby, allowing for easy commutes to neighbouring towns.

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a lovely setting. Whether you are looking to invest or find your new home, this flat in Kingsmead Court is certainly worth considering. Do not miss the chance to make this delightful property your own.



**Entrance Hall**

**Kitchen Area**

**Open Plan Living**                    24'6" x 11'2" (7.47m x 3.41m)

**Bedroom One**                        13'6" x 8'9" (4.14m x 2.69m)

**Bedroom Two**                        13'7" x 9'0" (4.15m x 2.75m)

**En-Suite Shower Room**

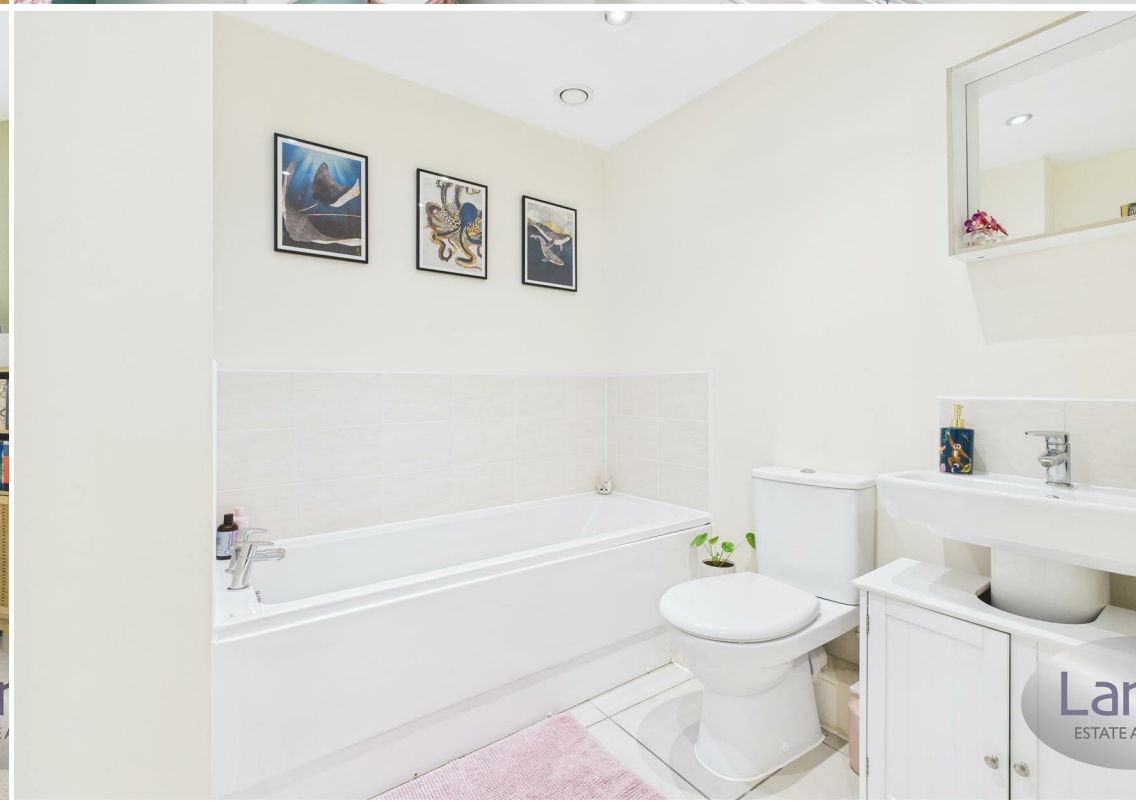
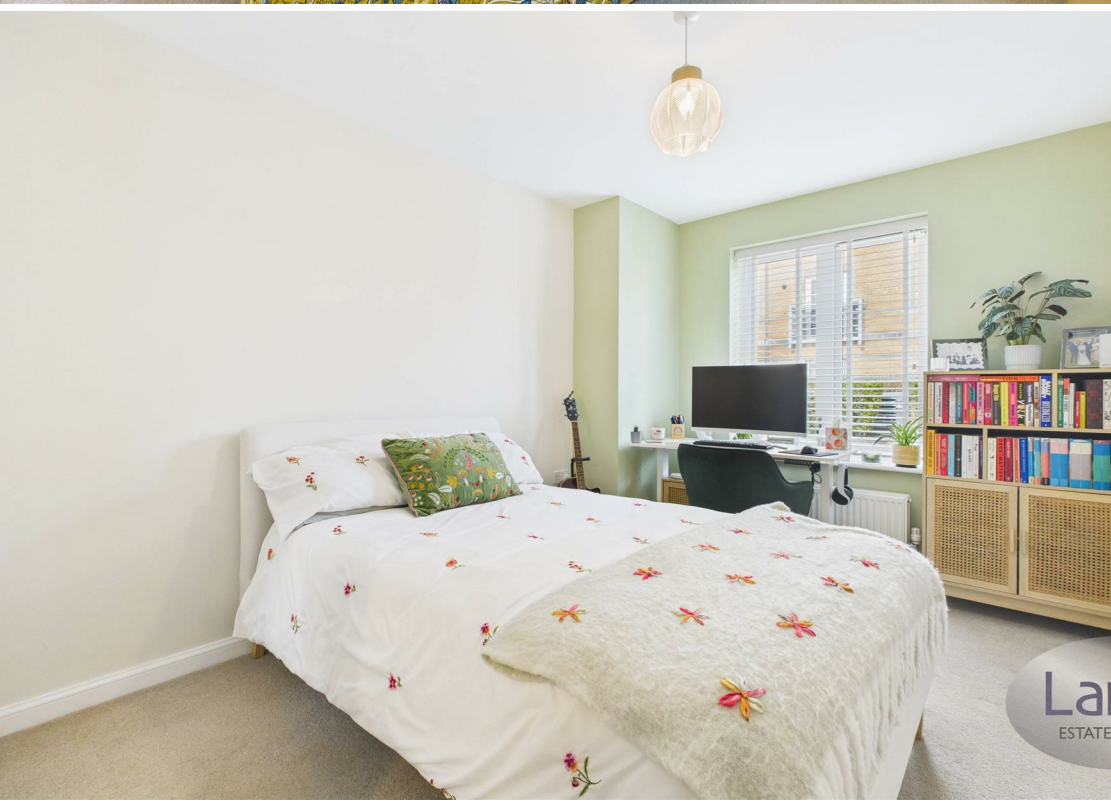
Shower cubicle with shower over. Amtico spacia flooring.  
Wall mounted wash hand basin, close coupled W/C.  
Chrome heated towel rail. Part tiled walls. Down-lighters.

**Bathroom**

**Patio**

**Residential Parking**

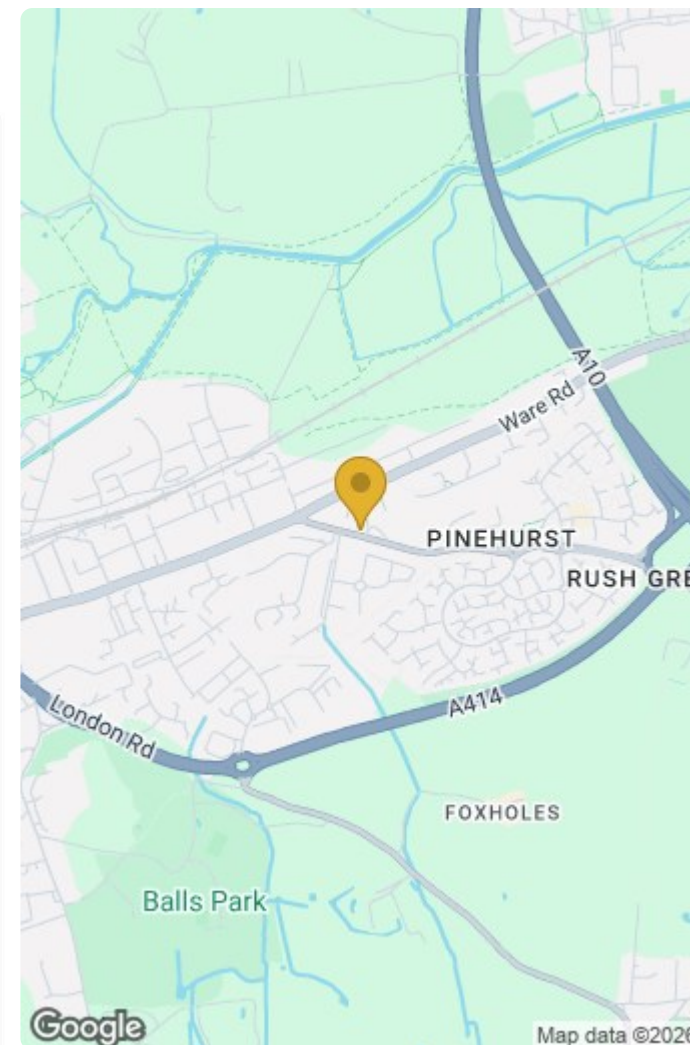
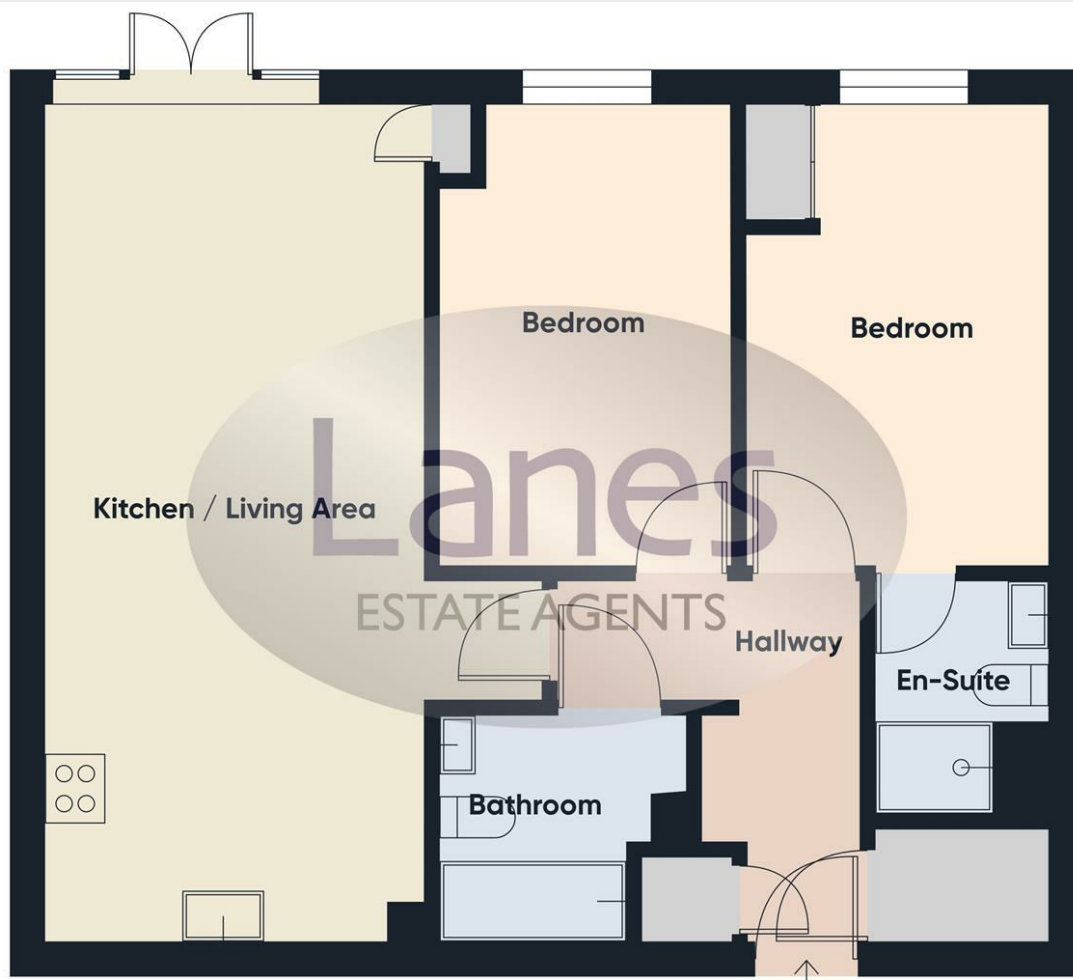












Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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		

#### 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.

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