

Lanes

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35 Constables Way, Hertford, SG13 7AF

£250,000

A well-presented one-bedroom second-floor apartment situated in a desirable residential development of Constables Way. This property offers a comfortable and practical layout, with a bright living area providing access to a private balcony, ideal for relaxing and enjoying some outside space. A well-equipped kitchen with integrated appliances such as a fridge/ freezer, washing machine, dishwasher, gas hob. A spacious bedroom and modern bathroom.

Further benefits include one allocated underground parking space, providing secure and convenient parking. Access to bike storage.

An excellent opportunity for a first-time buyer, professional individual or investor, combining modern apartment living with secure parking.

Walking distance to both Hertford town centre and Ware town centre.



Entrance Hall

Lounge/ Kitchen
8'10" x 23'7" (2.7 x 7.2)

Bedroom
9'6" x 12'5" (2.9 x 3.8)

Bathroom

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	79	79
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		
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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 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.

