Lanes
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4 The Coach House, Balls Park, Hertford, SG13 8FN

£280,000

An exceptional one-bedroom ground-floor apartment forming part of an attractive converted coach house, set within the beautiful and historic surroundings of Balls Park surrounding 67 acres of managed park land on the edge of Hertford, Approximately 1.1km away from Hertford East station.

This property has been designed to provide spacious and contemporary living, combing character features with high- quality modern finishes. This property offers a welcoming entrance hall leading to an open plan living/ dining ideal for entertaining and relaxing. Overlooking a private communal garden. The stylish kitchen is fitted with quality units, integrated appliances such as washer dryer, dishwasher, fridge/freezer oven.

This well appointed property provides a well proportioned bedroom with built in wardrobes.
A high-quality specification bathroom fitted with Villeroy & Boch sanitaryware.







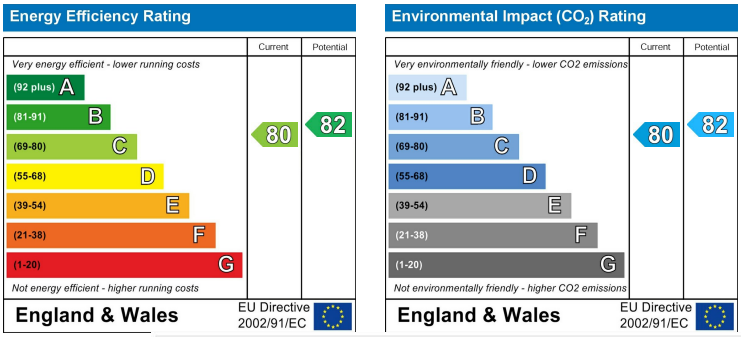
Entrance

Lounge/ Diner
"18,80" x "22'10" ("5.49m,24.38m x "6.96m)

Kitchen
"8,14" x "11,56" ("2.44m,4.27m x "3.35m,17.07m)

Bedroom
"10,60" x "12,15" ("3.05m,18.29m x "3.66m,4.57m)

Bathroom
"5,54" x "8,09" ("1.52m,16.46m x "2.44m,2.74m)

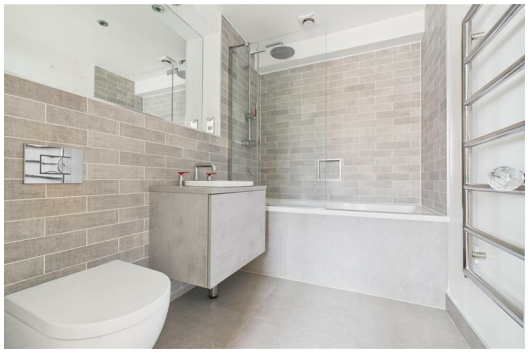




IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

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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