



SIMPLY HOMES

Henmarsh Court

Hertford SG13 8FB

Price Guide £285,000



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*** REVISED 201 YEAR LEASE WITH PEPPERCORN
GROUND RENT***

Set within the exclusive Balls Park development is this one double bedroom luxury apartment. The property is beautifully presented throughout with a modern kitchen & bathroom suite and enjoys fantastic communal gardens.

This one double bedroom, first floor apartment is well appointed with a modern kitchen, open plan living room with Juliet balcony and bathroom suite. The fitted kitchen features a range of base and eye level units, integrated appliances, and granite worktops. The double bedroom is of generous proportion with built-in wardrobes. The apartment also features underfloor heating throughout.

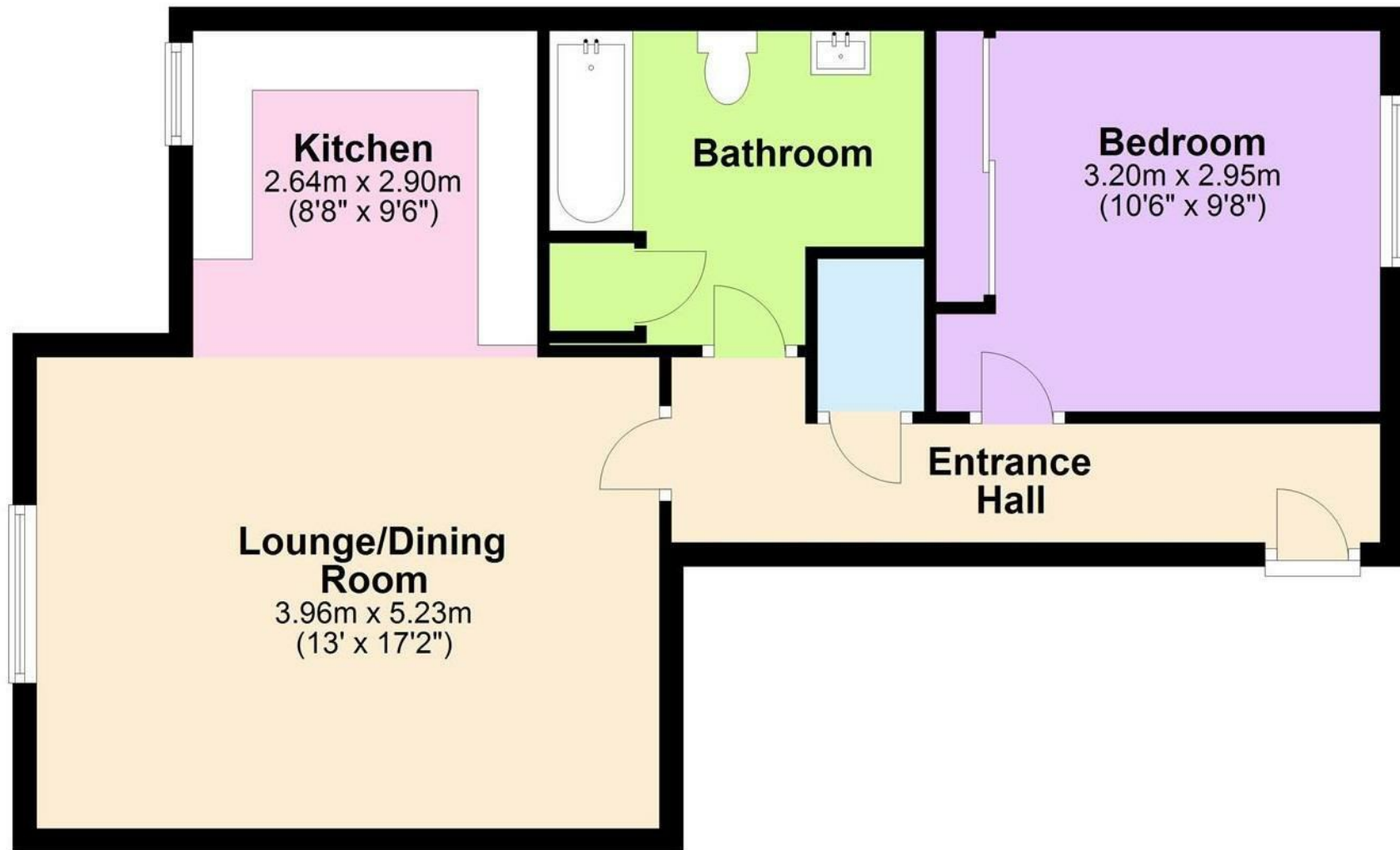
The premium feel continues externally with well-tended and landscaped gardens, including lawn and planted areas, seating areas and pathways. The property has the additional benefit of gated allocated parking and additional visitor parking spaces.

Henmarsh Court is a prestigious gated development located within the 63 Acre Grade-I listed Balls Park, just a short walk to Hertford Town, both train lines and catchment to local the Simon Balle through school.



First Floor

Approx. 57.7 sq. metres (621.5 sq. feet)



Total area: approx. 57.7 sq. metres (621.5 sq. feet)





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