



41 Ashbourne Gardens, Hertford, SG13 8BQ

Offers In Excess Of £700,000

Lanes
ESTATE AGENTS

41 Ashbourne Gardens, Hertford, SG13 8BQ

A TRULY STUNNING DUPLEX APARTMENT, with approximately c1800 sq. feet and additional usable loft space. A LUXURIOUS FEEL has been developed by the current owner and presents a beautifully unique home. The property is located in a prestigious GATED LOCATION. You will love the size of this excellent apartment. The BRIGHT and AIRY LOUNGE - DINER has a southerly facing BALCONY with an excellent outlook. The VAULTED ceiling creates wonderful space. The mezzanine allows flexible accommodation with a second lounge/reception room. Two private parking spaces, WITHIN THE GATED complex is perfect, (one underground). GREAT for DOWN SIZERS and BUYERS LOOKING FOR A BOLT-HOLE property within the UK.

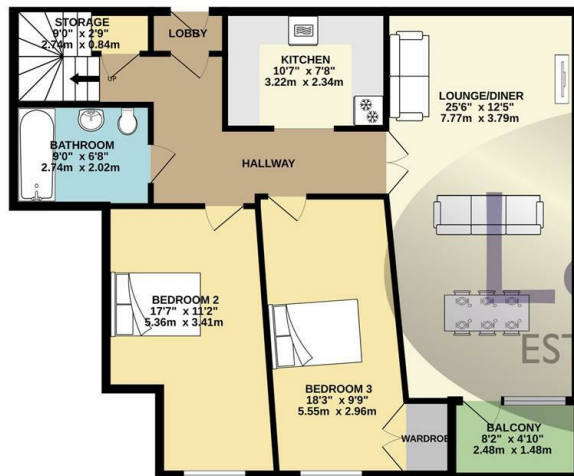


- Entrance
- Lounge / Diner
- Kitchen
- Bedroom One
- Bedroom Two
- Bathroom
- Upper Level
- Mezzaine 2nd Lounge
- Bedroom One
- En-Suite
- Parking for 2 cars

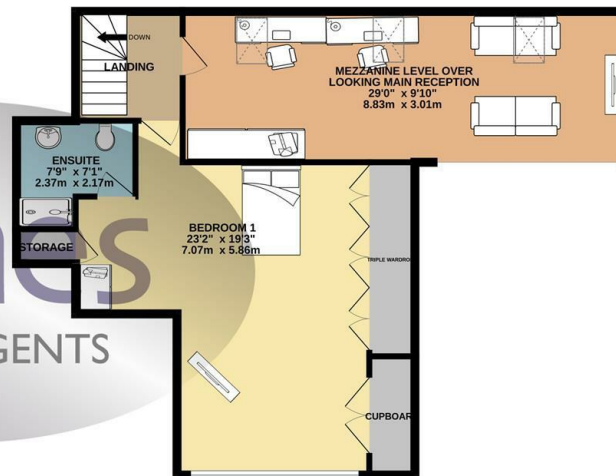




GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



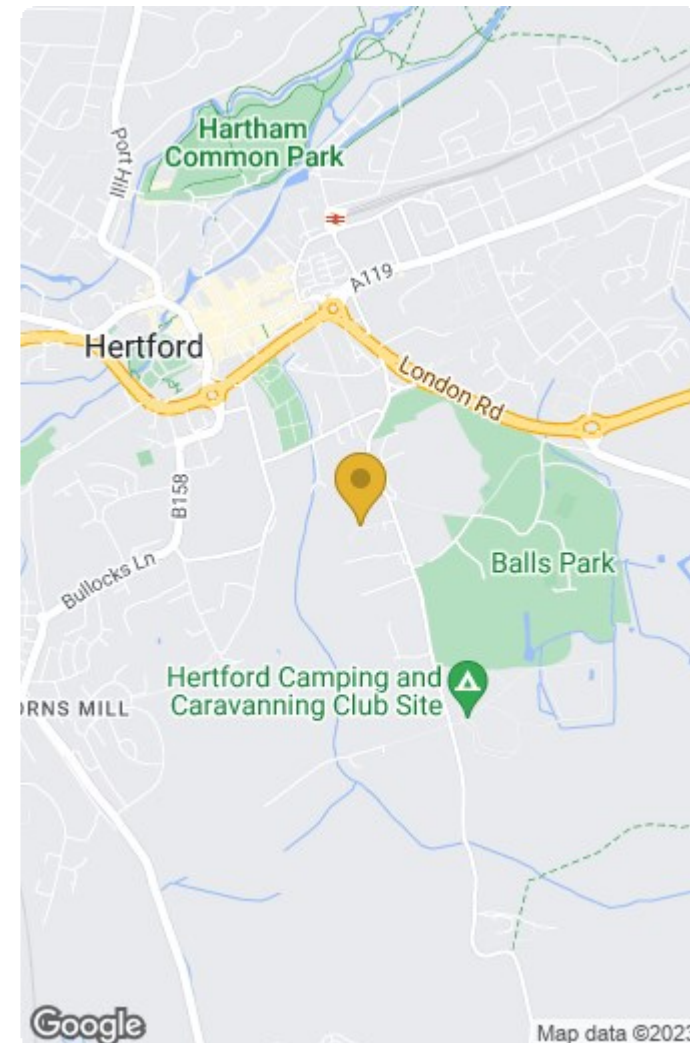
TOTAL FLOOR AREA : 1727 sq.ft. (160.4 sq.m.) approx.

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 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			
England & Wales		EU Directive 2002/91/EC	

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

