



15. Henmarsh Court, Balls Park, Hertford, SG13 8FB

£400,000



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*****CHAIN FREE**** Steeped with History , the Balls Park development is one of the most prestigious developments in Hertford. Just a short walk from Hertford Town and Hertford East Station this two double bedroom apartment is the largest in the block.

Other benefits include en-suite to master bedroom, under floor heating throughout, two allocated parking bays which is rare in Balls Park and is also positioned as the corner plot giving additional living space.

Please call Lanes Estate agents to book your viewing today



Entrance Hall

Doors to all rooms. Large coat-cupboard. Second cupboard housing both automatic washing machine and maxi-flow system

ground rent - £700
Council Tax band C

Lounge-Kitchen-Diner 19'10 x 13'6 (6.05m x 4.11m)

Excellent main reception with direct access via double doors to the extensive park grounds. Full kitchen with range of base and eye level units. Integrated Dishwasher and tall fridge freezer. (Automatic washing machine is located in purpose-built cupboard in the hallway) Built-in oven and microwave under granite worktops with inset electric hob

Bedroom One 13'1 x 11'6 (3.99m x 3.51m)

Double aspect room with En-Suite. Windows with park views and to side garden area. Mirror fronted sliding door wardrobes to one wall

En-Suite Shower Room

Walk-in shower room. Concealed cistern W/C and vanity style Wash Hand Basin

Bedroom Two 12'11 x 9'11 (3.94m x 3.02m)

EXCELLENT double guest bedroom with window to side aspect

Bathroom

Good bathroom with panel bath, Concealed Cistern W/C and wall mounted Wash Hand Basin, Chrome Heated Towel Rail. Part tiled walls and tiled floor

PARKING

The property enjoys two allocated parking spaces, one inside the gates, the other in the parking compound. Visitor parking is also available

Park Grounds

Gated location set in Parkland grounds on the edge of Hertford. A feature formal court yard style seating and garden area is located in the centre of the 'square'. The apartment is set in 61 acres of parkland grounds with an extensive variety of species of trees, lawned areas with ponds and numerous walks. Hertford is very walkable as is the train station to London

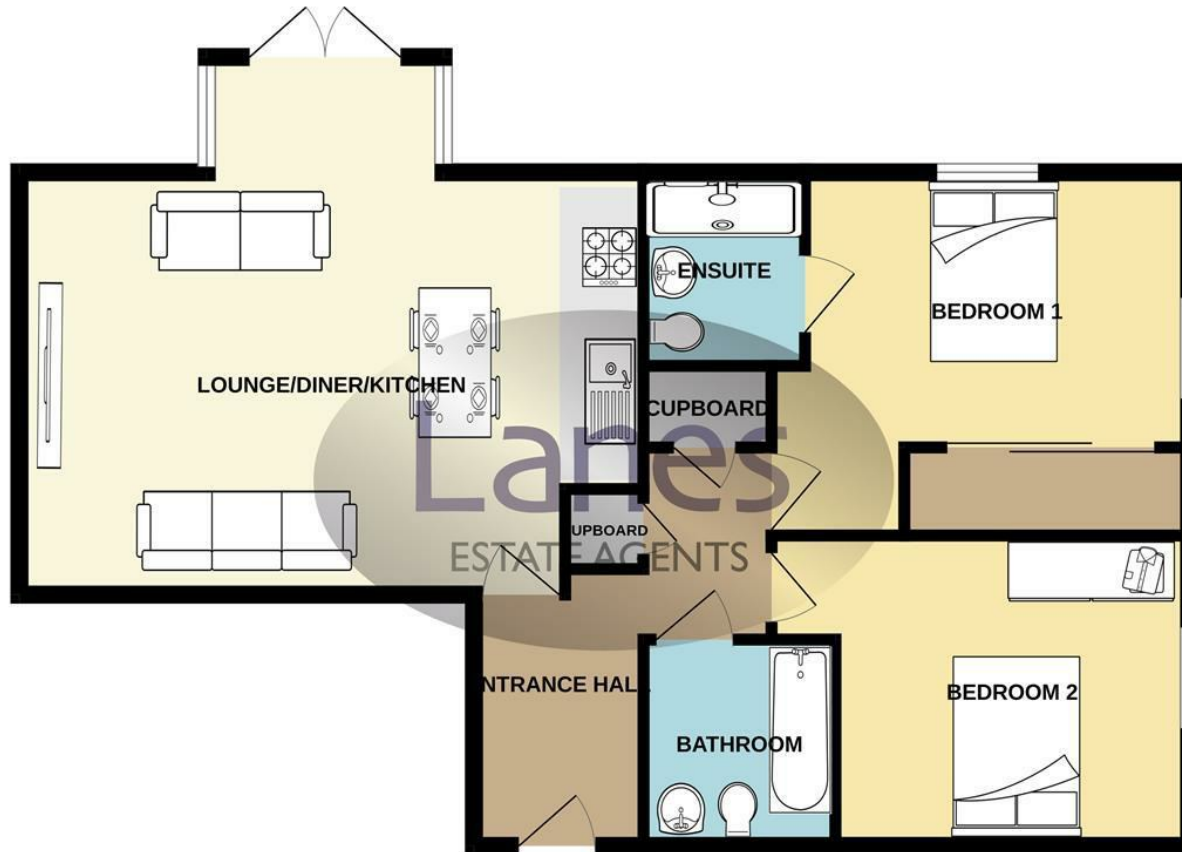
ADDITIONAL INFORMATION

lease - 115 years
maintenance- £2000 (TBC)





GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

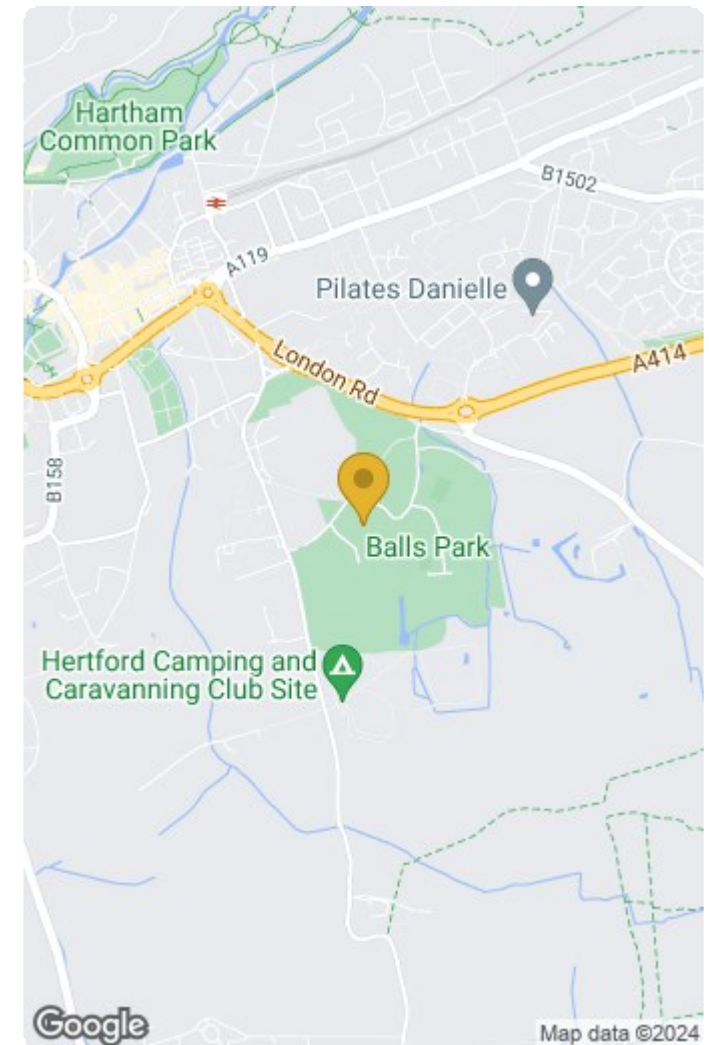


TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

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		64	65
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(39-60)	C		
(15-38)	D		
(9-14)	E		
(1-8)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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