

7 Claud Hamilton Way
Hertford, SG14 1SR
£1,300





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A beautiful two-bedroom first floor apartment forming part of this sought-after development, newly built just 5 years ago. With a fantastic layout and just a five minute walk to the town centre and only two minute's walk from Hertford East station with direct links into London.

This property offers bright and spacious accommodation comprising open plan living dining kitchen, the master bedroom enjoys fitted wardrobes and luxury en-suite. There is a further double bedroom and bathroom. Benefits include gas central heating large storage cupboard in the hallway the space for washer dryer and high specification of fixtures and fittings.

Set in stunning well-tended gardens the apartment has a gated underground parking space.

Communal Entrance: - Accessed via secure entry phone system into communal hallway, stairs or lift service to first floor, door to:

Entrance Hall

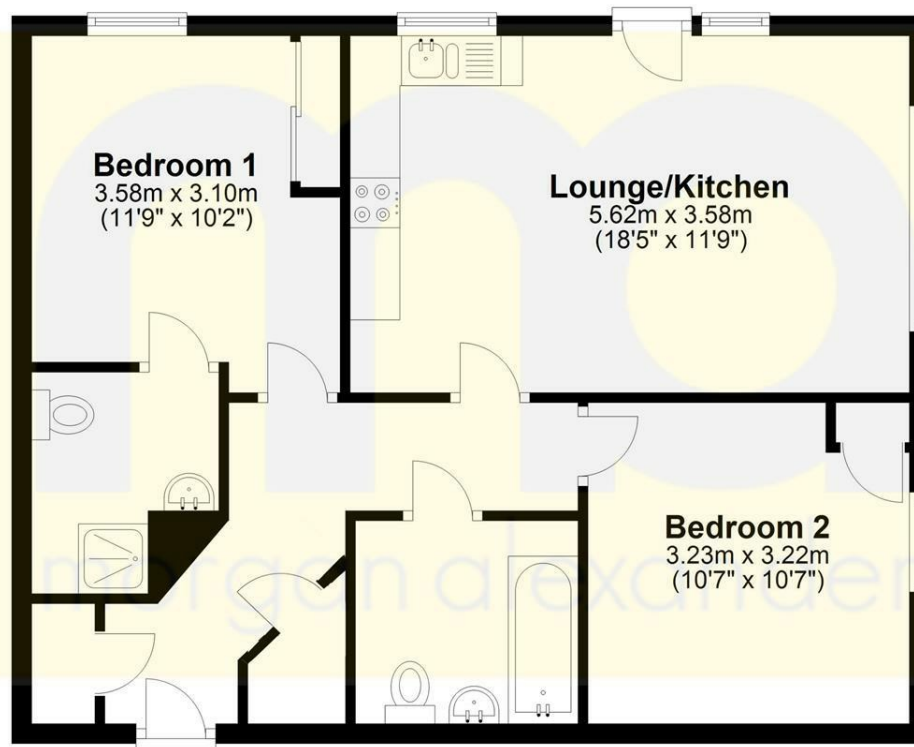
Living/Dining/Kitchen





First Floor

Approx. 61.0 sq. metres (656.6 sq. feet)



Total area: approx. 61.0 sq. metres (656.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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