

34 Constables Way
Herford, SG13 7TY
£1,600





34 Constables Way Hertford, SG13 7TY

This Hillside Court apartment comes unfurnished ready to move straight in from the second week of November 2023!! .

This top floor 2 double bedroom apartment is conveniently located on the edge of Hertford approximately 10 to 15 minute walk into Hertford Town centre with all the amenities that Hertford has to offer.

The property is within walking distance of Hertford East train station.

The property offers bright and spacious accommodation comprising open plan living/kitchen/Diner with French doors onto balcony, master bedroom with en-suite shower room for increased convenience, a large guest double bedroom and modern bathroom with a shower bath suit..

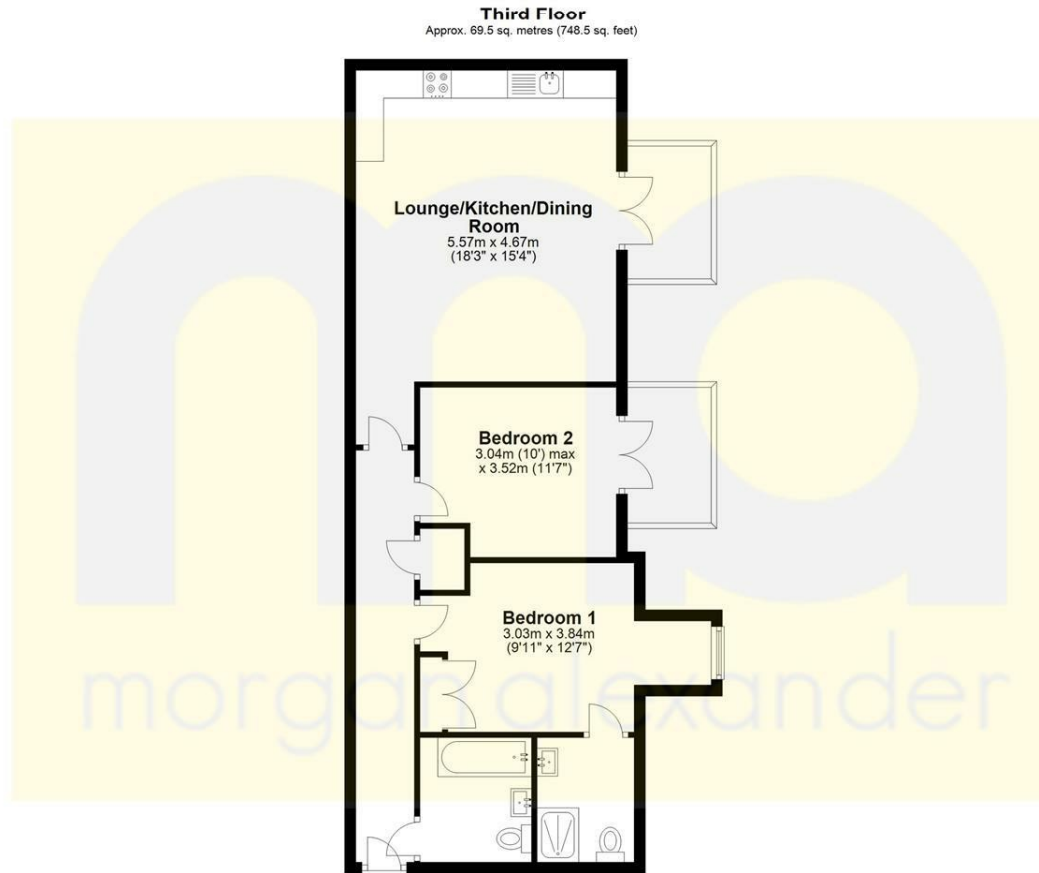
The very modern kitchen comes with fitted appliances which include: dishwasher, washing machine and fridge freezer. Off the kitchen area is a separate pantry cupboard as well as the balcony with table and chairs for alfresco dining

Being so close to Hertford Town there are plenty of recreational areas such as the grounds at Hertford Castle, the sports pitches at Hartham and the Great Country walks along the canal.

There is 1 allocated parking space associated with the apartment

Council tax band D





Total area: approx. 69.5 sq. metres (748.5 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.
Property marketing provided by www.matthewkyle.co.uk

| 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 | |
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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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