

13 Florence Court North Road
Hertford, SG14 1NR
Guide price £335,000





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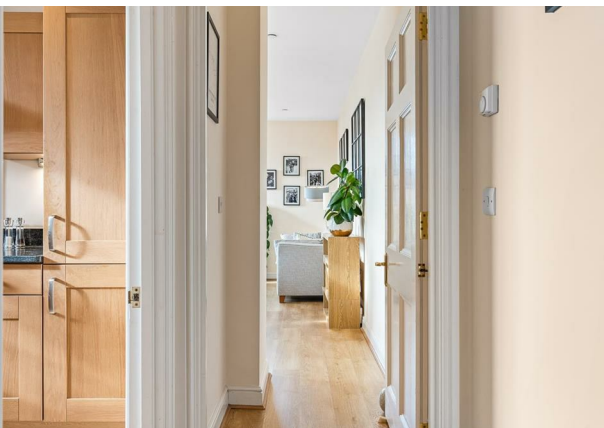
Florence Court is a fantastic development, forming part of the original Hertford Hospital right in the heart of Hertford with excellent transport links to central London. This top floor two double bedroom apartment boasts a sleek and stylish interior with living room open plan to the dining room, fitted kitchen, two bright bedrooms, bathroom, communal garden and parking.

The interior of this beautiful property has been finished to high standard creating a wonderful feeling of light and space.

The impressive apartment features large sash windows and is ideal for entertaining and everyday living. The kitchen has granite worktops, integrated appliances and ample storage.

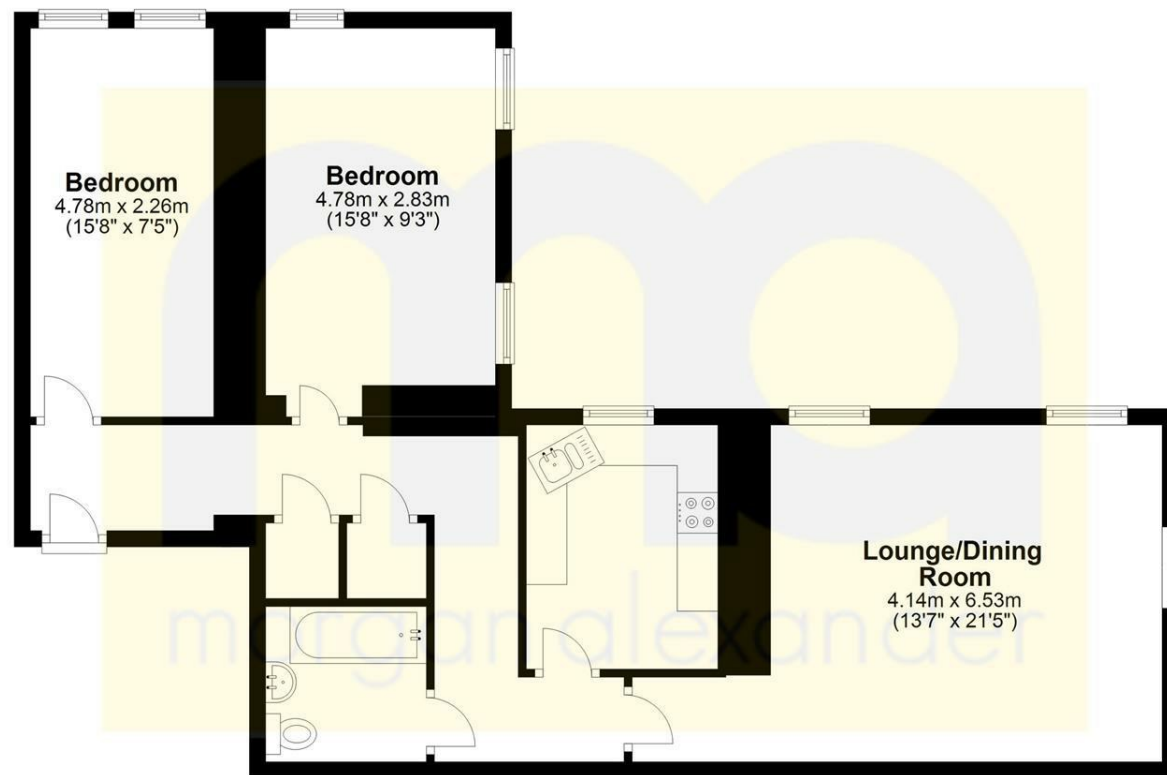
The two bedrooms are a good size and offer spaces for wardrobes. The bathroom is fitted with a modern white suite. The property enjoys communal gardens and residence parking.





Second Floor

Approx. 74.3 sq. metres (799.3 sq. feet)



Total area: approx. 74.3 sq. metres (799.3 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.
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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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