

43 Henmarsh Court
Hertford, SG13 8FB
£1,350





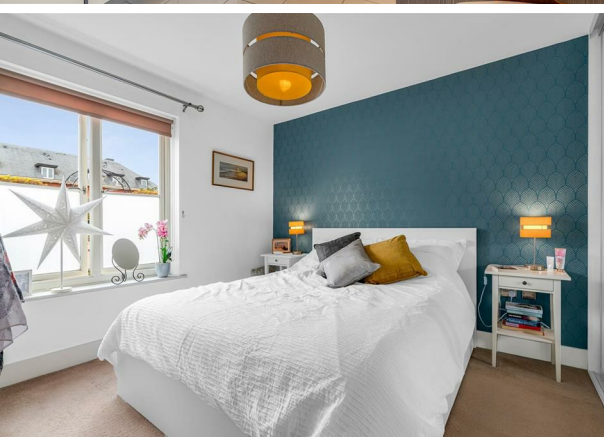
43 Henmarsh Court Hertford, SG13 8FB

Experience luxury living in this exquisite one-bedroom ground floor apartment located in the prestigious Henmarsh Court within the sought-after Balls Park development. Revel in the spacious double bedroom with fitted wardrobes and stunning views of the meticulously landscaped grounds. The modern bathroom adds a touch of elegance to this already impressive property. The generous lounge, complete with plush carpeting, seamlessly flows into the well-appointed kitchen featuring modern electric appliances and ample space for a dining area. Enjoy the convenience of one allocated parking space in the secure gated car park. Perfect for those seeking a peaceful retreat with scenic surroundings, yet close to the amenities of Hertford Town and Hertford Heath. Available for occupancy in late August, with the option to be furnished or unfurnished. Don't miss the opportunity to make this luxurious apartment your new home.

Available late May 2024.

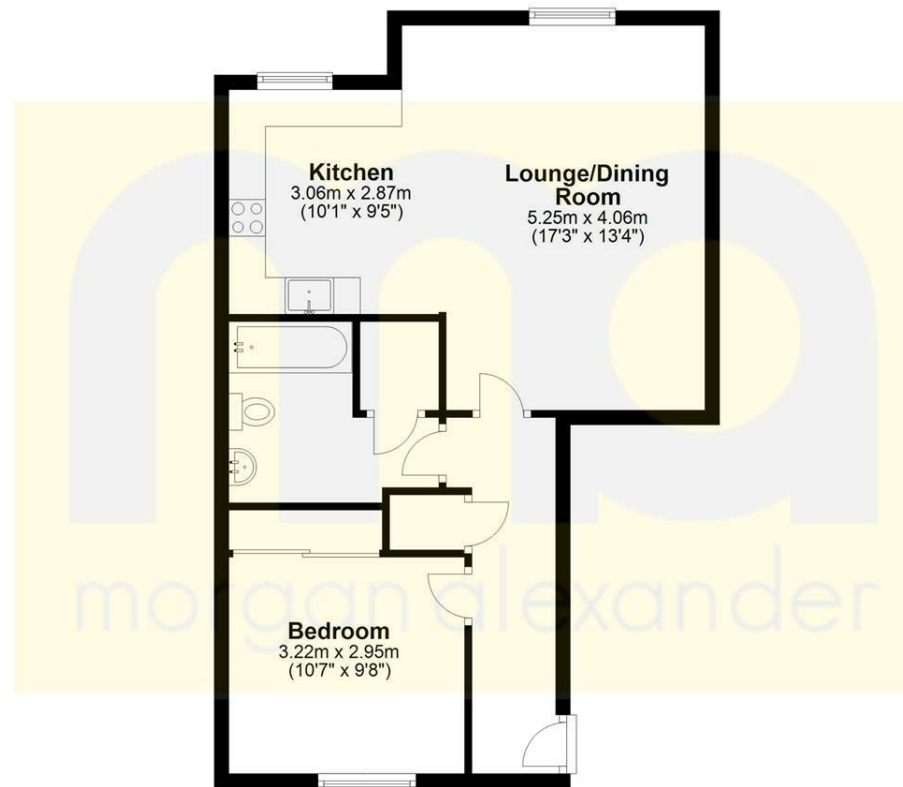
Option to be furnished or unfurnished.





Ground Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



Total area: approx. 54.2 sq. metres (583.1 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 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 | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | 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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