

10 Henmarsh Court
Hertford, SG13 8FB
Offers in excess of £400,000

ma
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*** AMENDED LEASE***This two double bedroom top floor apartment is a lifestyle haven situated within an exclusive and prestigious modern development in Balls Park which enjoys amazing communal gardens.

This stunning apartment offers lavish fittings and fixtures such as high ceilings, underfloor heating, security entry video systems and the most beautiful decor. The open plan living combines the lounge, dining area and the kitchen area with integrated appliances and granite work surfaces.

There are two bright double bedrooms which have views over the communal grounds.

The en-suite to master bedroom and guest bathroom are fitted with a range of high quality sanitary and chrome mixer fittings.

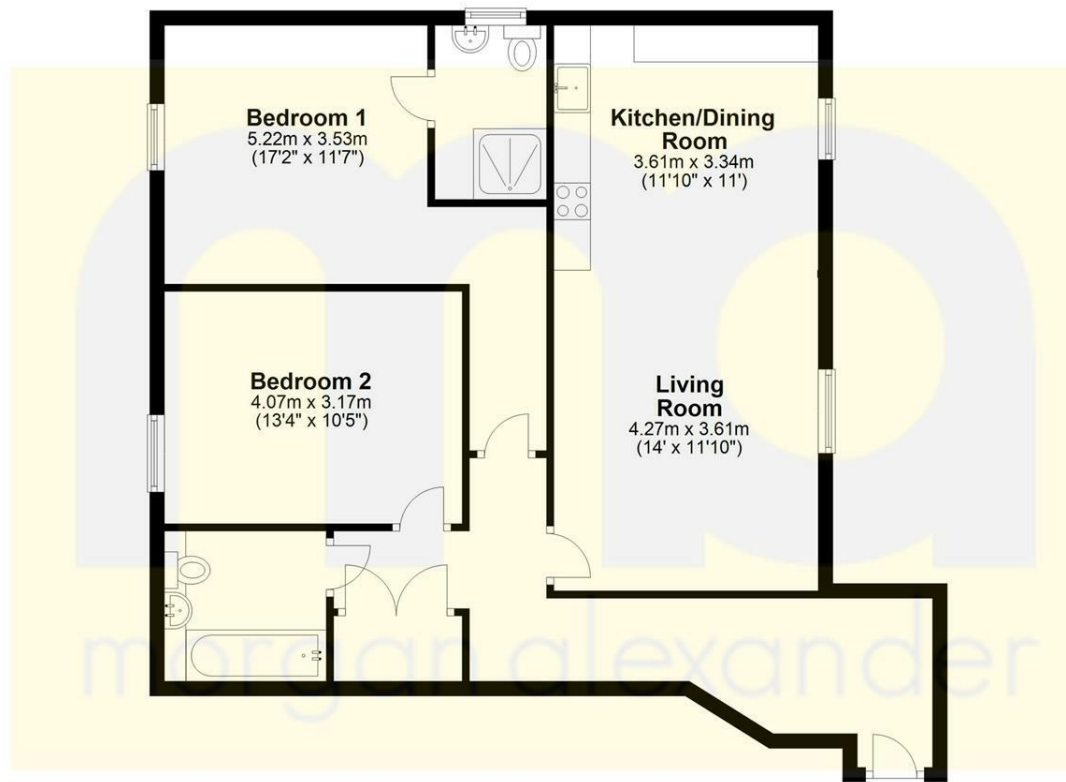
Quality continues outside with well-tended, landscaped grounds, including lawn and planted areas, seating areas and pathways. The apartment has two allocated parking spaces.





Second Floor

Approx. 84.1 sq. metres (905.5 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 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.
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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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