

8 Temple Court
Hertford, SG14 3LY
Offers in excess of £269,995





8 Temple Court Hertford, SG14 3LY

Charming Two-Bedroom Ground Floor Apartment in Bengeo – CHAIN FREE

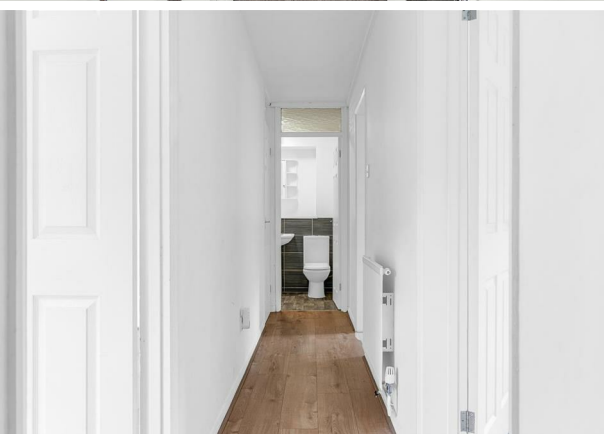
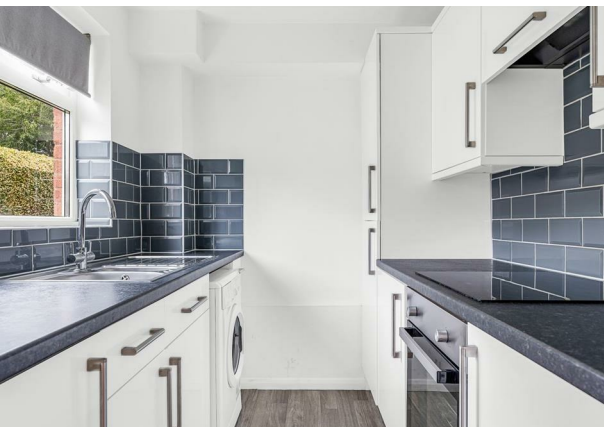
Discover this delightful two-bedroom ground floor apartment, perfectly situated within a well-maintained purpose-built development on the edge of open countryside, and just a mile from Hertford town centre. This property comes with the added benefit of being chain free and offers convenient parking.

The apartment boasts a bright and modern interior, featuring a welcoming entrance hall with a built-in storage cupboard. The lounge/dining room benefits from dual aspect windows, providing ample natural light, and offers direct access to the well-appointed kitchen. Two generously sized bedrooms provide comfortable living spaces, complemented by a beautifully fitted bathroom.

Nestled in the quiet village-like setting of Bengeo, this apartment offers a serene lifestyle just a stone's throw from the vibrant Hertford town centre. Hertford is a highly sought-after area, boasting an array of shops, restaurants, and clubs, along with a leisure centre and a theatre. The town is also home to several popular schools and two train stations providing easy access into London.

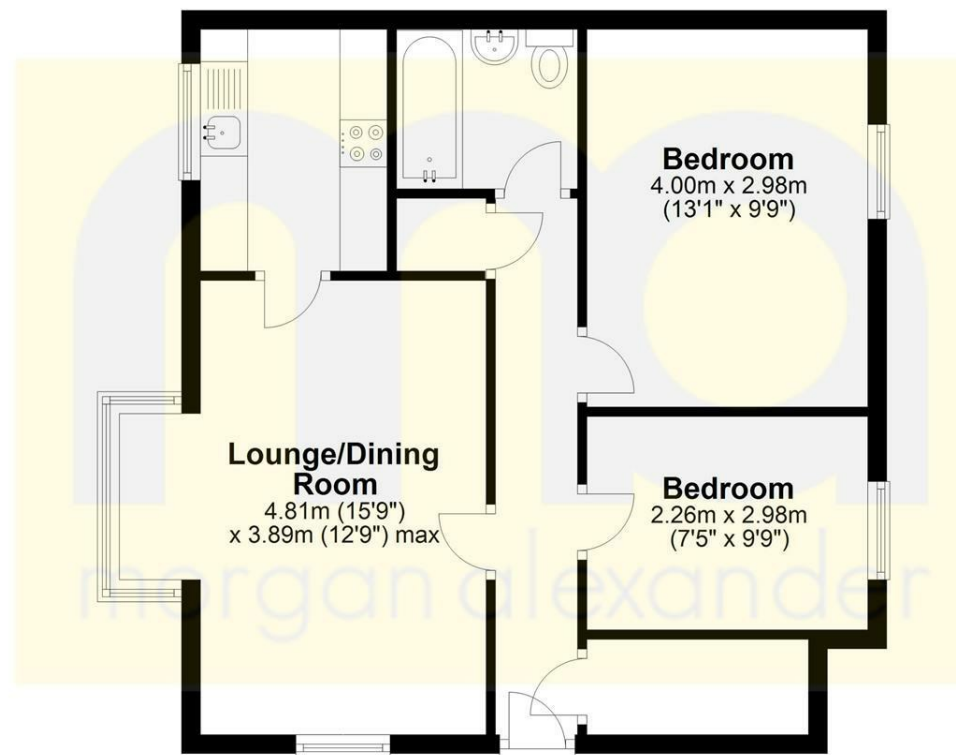
Additional Information:





Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



Total area: approx. 52.9 sq. metres (569.9 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	

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.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk