

69 Constables Way
Herford, SG13 7AF
Guide price £289,995

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69 Constables Way Hertford, SG13 7AF

Boasting two private balconies off the lounge/dining area, the apartment features breathtaking views over the picturesque Meads and Ware Park.

Property Features:

Bright and Spacious Accommodation: The open-plan living/kitchen/diner is flooded with natural light and finished with contemporary décor. It features integrated appliances and two sets of double doors opening onto the balconies, providing a seamless indoor-outdoor living experience.

Generous Bedroom: A well-appointed bedroom with fitted wardrobes for ample storage.

Modern Bathroom: Immaculately finished with high-quality fixtures.

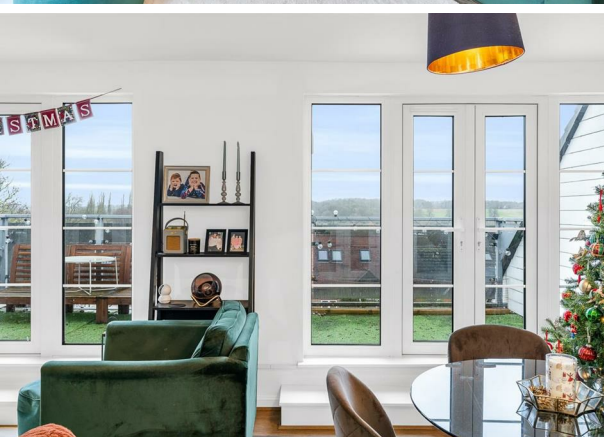
Ample Storage: A welcoming hallway includes three useful storage cupboards, as well as access to a versatile loft space.

Prime Location:

Situated moments from the vibrant amenities of Hertford town centre, this property offers easy access to the green open spaces of Hartham Common and The Meads. Hertford East station, with direct services to London, is just a short walk away, making it an excellent choice for commuters.

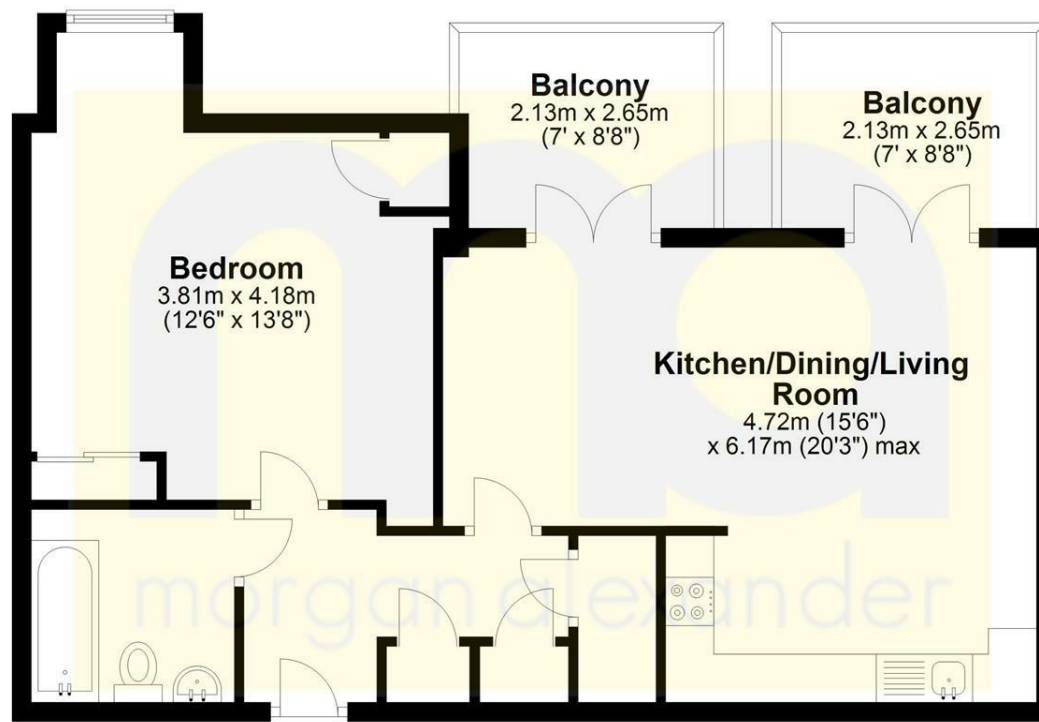
Additional Benefits:





Fourth Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 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 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.

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