

5, Kingsmead Court Constables Way  
Herford, SG13 7LR  
£1,800







## 5, Kingsmead Court Constables Way Hertford, SG13 7LR

Welcome to this exquisite and grand two-bedroom, two-bathroom fully furnished apartment located in Kingsmead Court, Hertford. This spacious 818 square foot residence boasts a modern and sophisticated ambiance, complete with high quality furniture which includes an extendable dining table, two ottoman storage beds, an L shaped sofa bed as well as fitted appliances for added convenience and style.

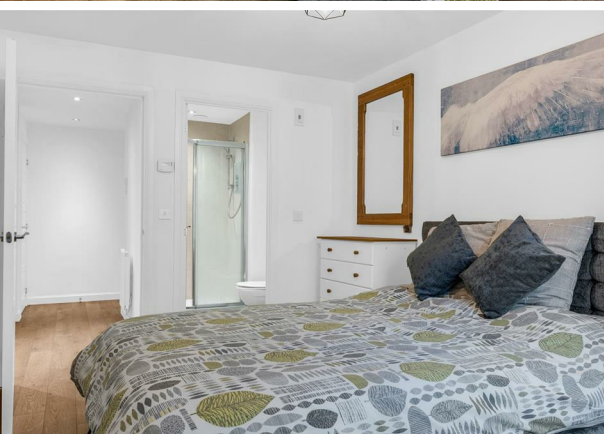
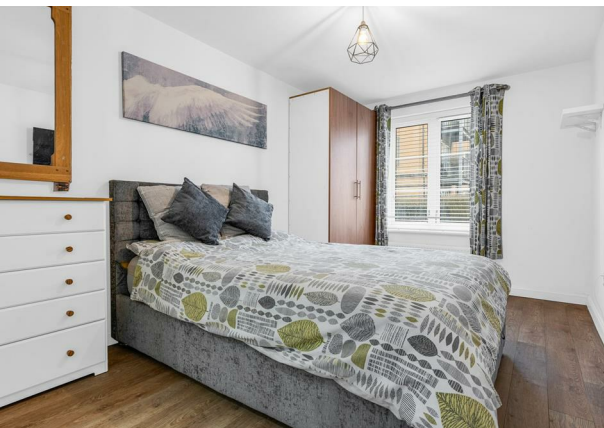
The apartment also features a single underground parking bay, ensuring secure and convenient parking for residents. Situated just a short walk away from Hertford East Station, with direct links to London Liverpool Street, this prime location offers unparalleled accessibility to city amenities and transportation options. Additionally, the apartment is in close proximity to Hertford Town, providing residents with easy access to a vibrant array of shops, restaurants, and cultural attractions.

This stunning apartment will be available to move in from the first week of March, offering prospective residents the opportunity to experience the epitome of luxury living in a convenient and desirable location. Don't miss the chance to make this exquisite property your new home.



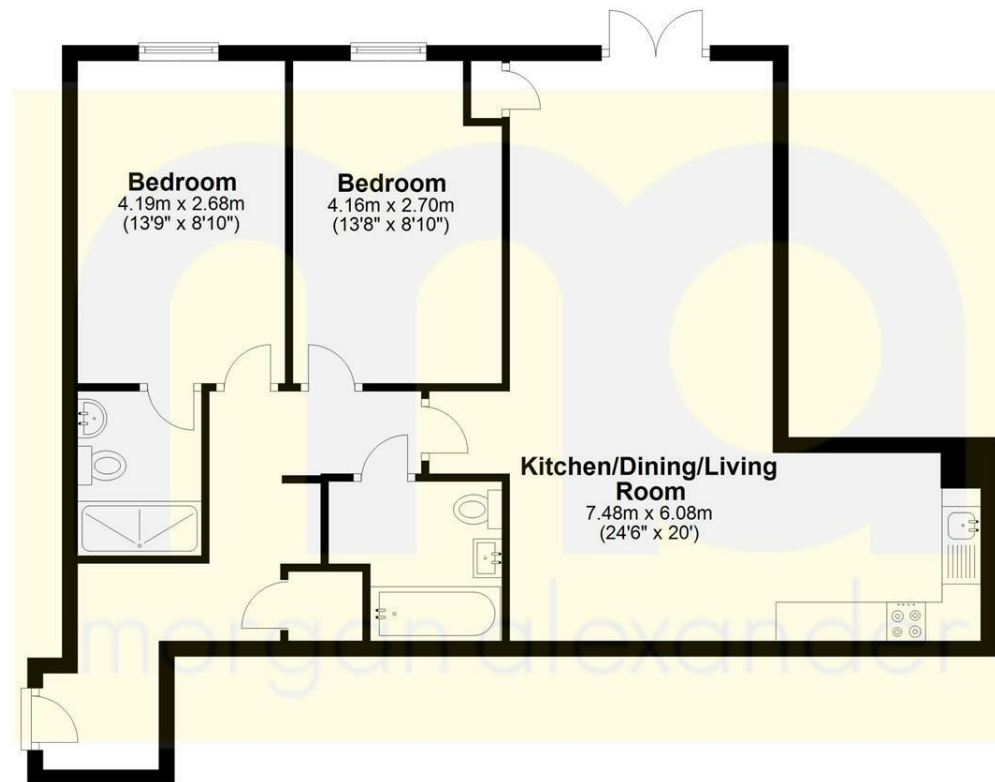






## Ground Floor

Approx. 76.1 sq. metres (818.7 sq. feet)



Total area: approx. 76.1 sq. metres (818.7 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](http://www.matthewkyle.co.uk)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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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