

**38 Hillside Court**  
**Herford, SG13 7TY**  
**Offers in excess of £299,995**





## 38 Hillside Court Hertford, SG13 7TY

Enjoying a private balcony is this spacious first floor two double bedroom, two-bathroom apartment with allocated parking.

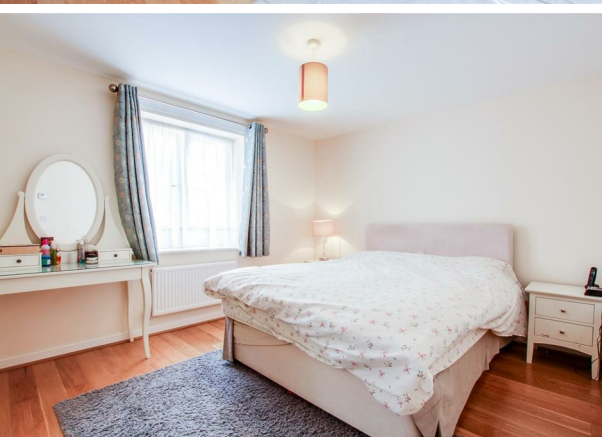
The property offers bright and spacious accommodation comprising open plan living with French doors onto a private balcony. The modern, fully integrated kitchen includes a dishwasher, fridge/freezer, washer dryer, oven and hob. The Master bedroom has an en-suite and a second double bedroom and modern bathroom complete the accommodation.

The property also benefits from a long lease, NHBC Guarantee and allocated parking and visitors parking.

Hillside Court is located within a beautiful Development which is ideally located moments from the fantastic facilities of Hertford town centre, while the green open spaces of Hartham Common and the Meads are close by. The property is within walking distance of Hertford East servicing London.







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	85	85
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	89	89
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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