

**3 The Mansion**  
**Herford, SG13 8FJ**  
**Guide price £450,000**







### 3 The Mansion Hertford, SG13 8FJ

Enjoying amazing views over the beautiful parkland is this exceptional two-bedroom top floor apartment forming part of this converted Mansion House, designed and finished beautifully to the highest standards, with top of the range appliances and quality fixtures and fittings. It has a wonderfully spacious feel and a layout which is perfect for modern living.

Located on the edge of Hertford, within the gorgeous setting of Balls Park with 67 acres of managed parkland, this home is designed for open plan living and entertainment on a large scale. Stunning individuality, spectacular spaces and exquisite detailing all complement the extraordinary specification including oak flooring and Villeroy Boch bathroom fittings.

Upon entering the property, you are immediately greeted by light and the vast space. A stunning bespoke kitchen area enjoys stylish and sleek fitted units with granite worktops and incorporating top-of-the-range appliances. The living/dining area enjoys a wonderful sense of space with oak flooring and windows which allow the light to flood in. The two double bedrooms offer en-suite bathrooms and stunning views over the gardens. The luxury bathrooms are fitted with white sanitary ware with chrome fittings by Villeroy Boch.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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](http://morgan-alexander.co.uk)



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