

38 Kingsmead Court Constables Way
Herford, SG13 7LR
£1,600





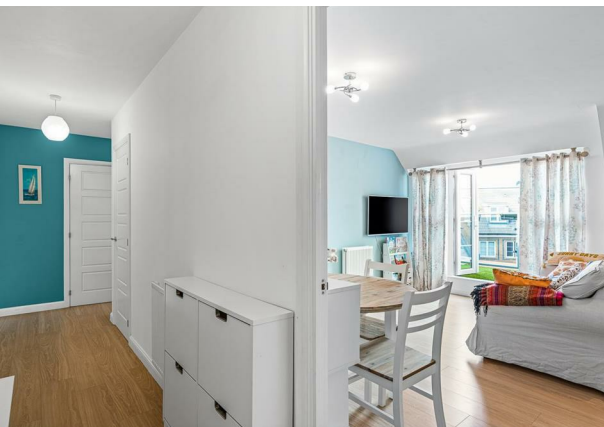
38 Kingsmead Court Constables Way Hertford, SG13 7LR

Available on the 27th October, this unfurnished, top-floor apartment features two double bedrooms and two bathrooms, making it an ideal choice for long-term tenancy. Enjoy the comfort of allocated parking and the option to apply for visitors parking.

The apartment boasts bright and airy open-plan living, complete with French doors that lead to your own private balcony. The modern, fully integrated kitchen is equipped with essential appliances, including a dishwasher, fridge/freezer, washing machine, oven, and hob. The master bedroom includes an en-suite bathroom, while a second double bedroom and a contemporary bathroom complete the living space.

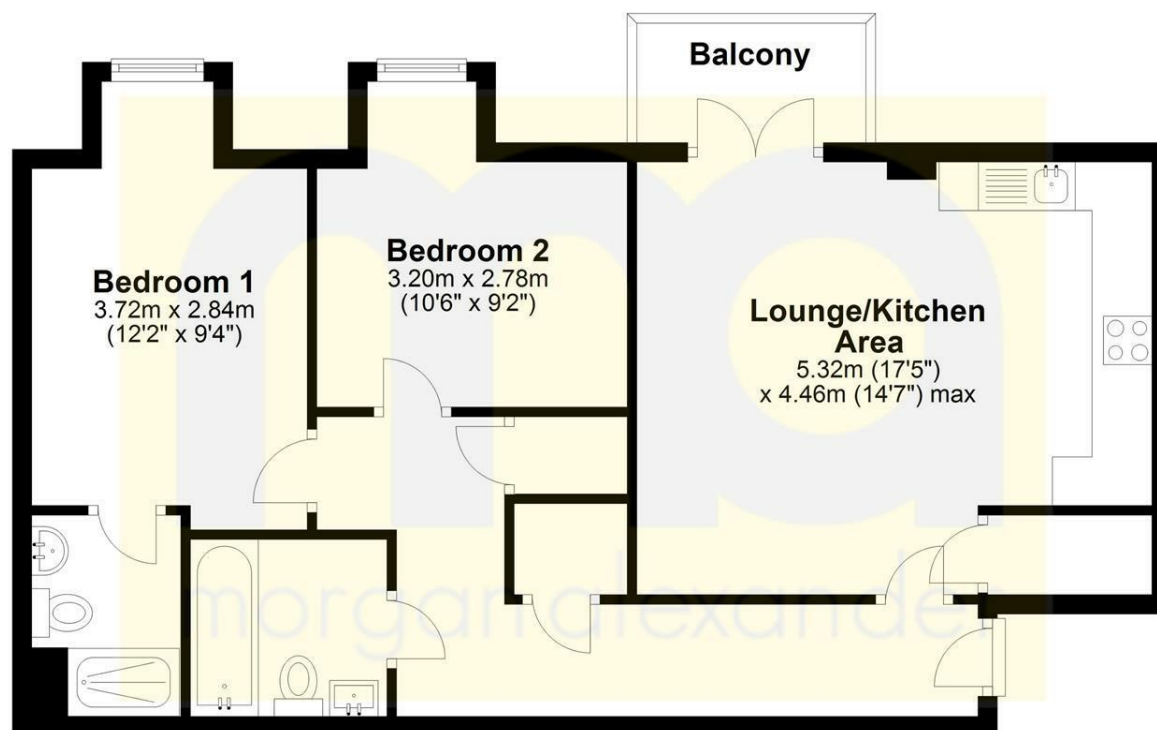
Located in the beautiful Kingsmead Court development, this property is just moments away from the vibrant facilities of Hertford town centre. Additionally, the green open spaces of Hartham Common and the Meads are nearby, providing a perfect balance of urban convenience and natural beauty. The property is also within walking distance of Hertford East station, offering easy access to London.





Third Floor

Approx. 65.3 sq. metres (702.8 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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