

77 Henmarsh Court  
Herford, SG13 8FB  
Guide price £259,995





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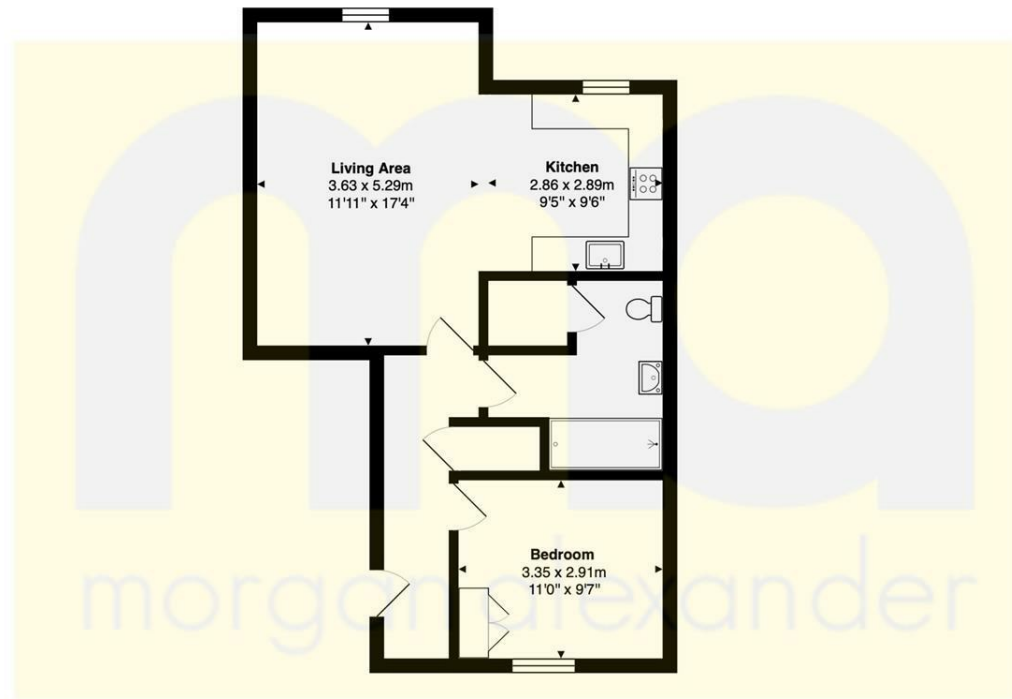
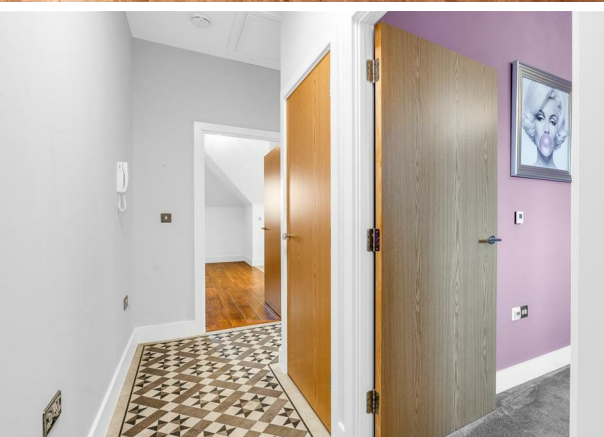
**REVISED LEASE** This recently refurbished one-bedroom top-floor apartment is a lifestyle haven, nestled within the same exclusive and prestigious modern development in Balls Park on the edge of Herford town centre. CHAIN FREE.

This stunning apartment features luxurious fittings and fixtures, including underfloor heating, and a security entry video system, all complemented by exquisite décor. The open-plan living area seamlessly combines the lounge, dining, and kitchen spaces, with integrated appliances adding to the modern convenience.

The bedroom is bright with built-in wardrobes and which have views to the front. The shower room has been upgraded and now fitted with a range of high quality sanitary and chrome mixer fittings.

The quality continues outside with well-tended, landscaped grounds, including lush lawns, planted areas, seating spots, and pathways. The apartment also benefits from one allocated and secure private parking space.





Second Floor

Total Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>

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.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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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