

9 Barker Court Mill Road
Hertford, SG14 1GF
£375,000





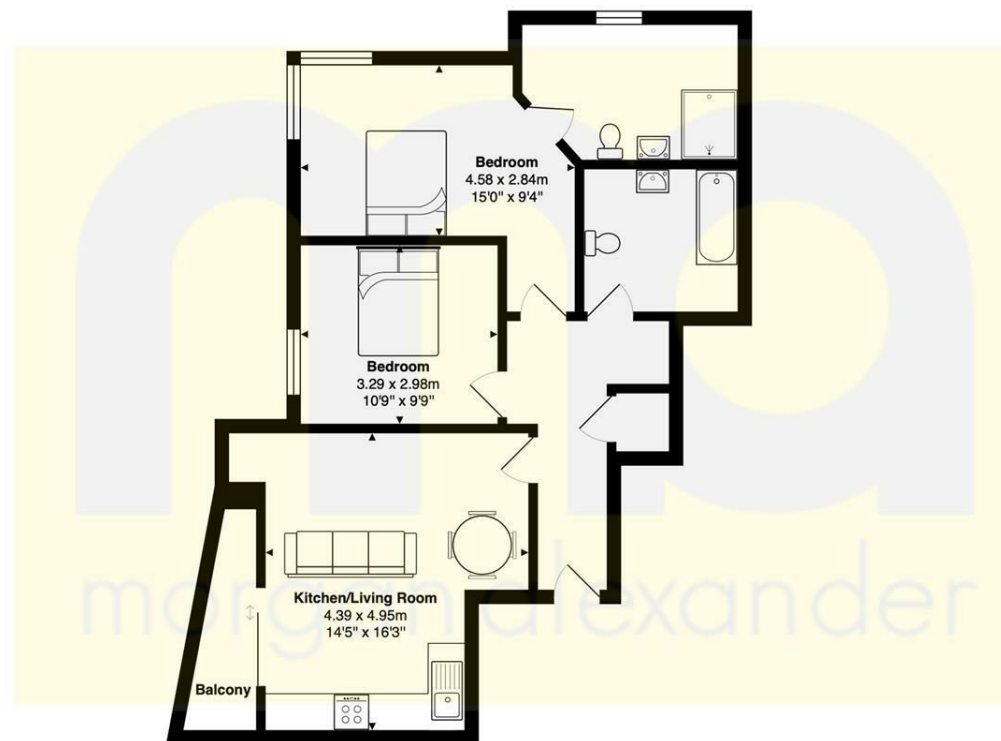
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We are thrilled to present this stylish 2-bedroom, 2-bathroom apartment located on the second floor of a sought-after gated development. Finished to the highest standards, this contemporary home offers a spacious open-plan kitchen and lounge area, two generous double bedrooms, and two modern bathrooms. Additional highlights include secure allocated parking, a private balcony with an outside tap, and lift access to all floors.

Set in a prime location, this property is just a short walk from Hertford East Train Station and the vibrant town centre, as well as being moments away from the scenic Hartham Park and its leisure amenities.

With no onward chain, this is a fantastic opportunity to acquire a stunning apartment in an excellent location. Early viewing is highly recommended!





Second Floor
Area: inc balcony 71.7 m² ... 771 ft²

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 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		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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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