

6 Kingsmead Court Constables Way  
Herford, SG13 7LR  
Guide price £325,000





## 6 Kingsmead Court Constables Way Hertford, SG13 7LR

The accommodation is bright, practical and flows naturally. The main living space is a generous open plan kitchen, dining and living room. The kitchen is fitted with ample units and worktops that provide real preparation space. This opens into a spacious lounge and dining area where French doors lead directly onto a private balcony, bringing in plenty of natural light and creating a comfortable day to day living and entertaining area.

Both bedrooms are genuine doubles. The principal bedroom benefits from its own en suite shower room, while the second bedroom is well proportioned and served by a modern family bathroom with shower over bath.

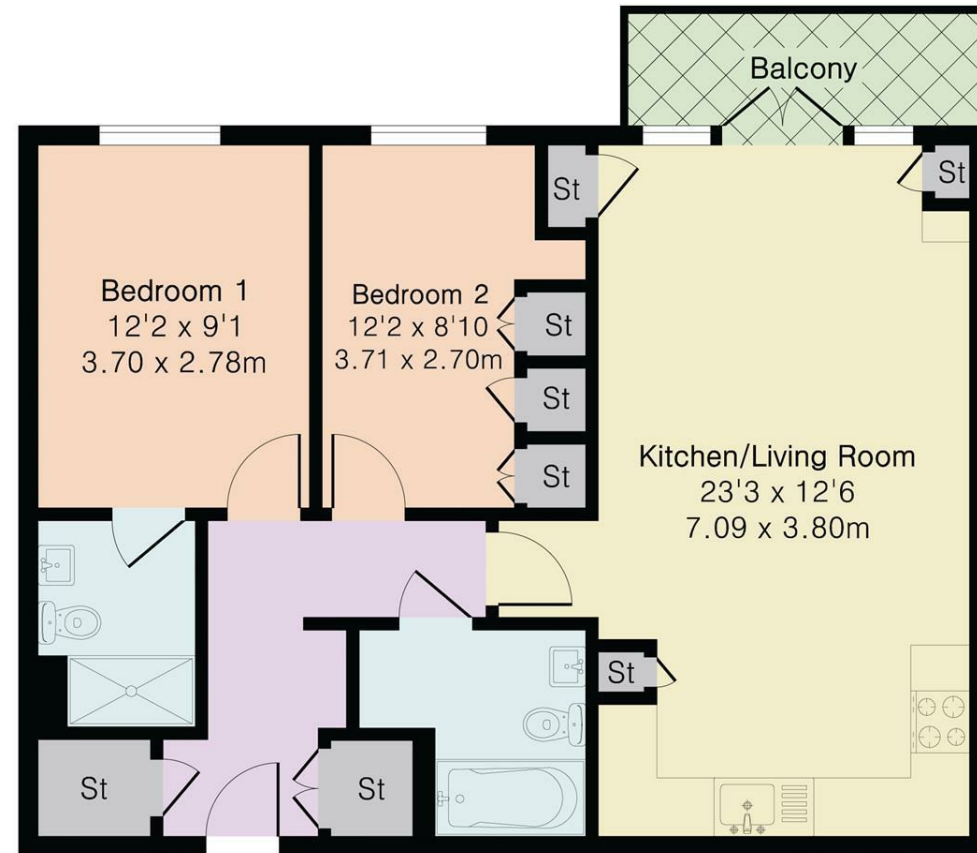
Externally the apartment includes an allocated parking space.

The current owners have upgraded the property thoughtfully so it feels ready to move straight into rather than a project disguised as one. The layout works, the location works and the proportions make sense. It will suit first time buyers, downsizers and investors who want something dependable rather than speculative.

A convenient Hertford location, sensible design and valuable outside space.



# Approximate Gross Internal Area 726 sq ft - 67 sq m



| 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 <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   |  | 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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