

14 Kingsmead Court Constables Way
Hertford, SG13 7LR
Guide price £339,995

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Chain Free - A well presented and generously proportioned two double bedroom second floor apartment set within the ever popular Kingsmead Court development, ideally positioned just a short walk from Hertford East station and the town centre.

The property offers bright and practical accommodation throughout. The heart of the home is the upgraded kitchen, fitted with an island unit providing both additional preparation space and informal seating, opening seamlessly into a spacious lounge and dining area. Twin sets of French doors flood the room with natural light, one leading to a private balcony and the other to a Juliet balcony, creating an airy and inviting living space suited to both everyday living and entertaining.

Both bedrooms are comfortable doubles. The modern bathroom is fitted with a contemporary suite and shower over bath. Off the hallway is a substantial storage cupboard currently arranged as a dressing room together with a further separate storage cupboard, a rare and very useful feature for apartment living.

Externally the property benefits from an allocated parking space.

Having been thoughtfully upgraded by the current owners, the apartment offers stylish, ready to move into accommodation and would suit first time buyers, downsizers or investors alike.

A highly convenient Hertford location, sensible layout, proper storage and outside space.



Approximate Gross Internal Area 729 sq ft - 68 sq m



Second Floor

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (38-54) 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 | | |
| (38-54) 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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