

34b Fore Street  
Herford, SG14 1BY  
Guide price £385,000

**ma**  
morgan alexander







## 34b Fore Street Hertford, SG14 1BY

A truly exceptional two double bedroom, two bathroom apartment forming part of an exquisite conversion right in the very heart of Hertford Town Centre. This outstanding property perfectly marries the character and charm of Hertford's rich architectural heritage with the highest standards of modern luxury living.

Occupying a generous footprint, this stunning home offers beautifully proportioned accommodation flooded with natural light, enhanced further by a striking atrium skylight which forms a spectacular centrepiece to the living space. The open plan kitchen/dining area is of particular note, complete with fully integrated Bosch appliances and designed to exacting standards, providing the perfect space for entertaining or relaxing in style.

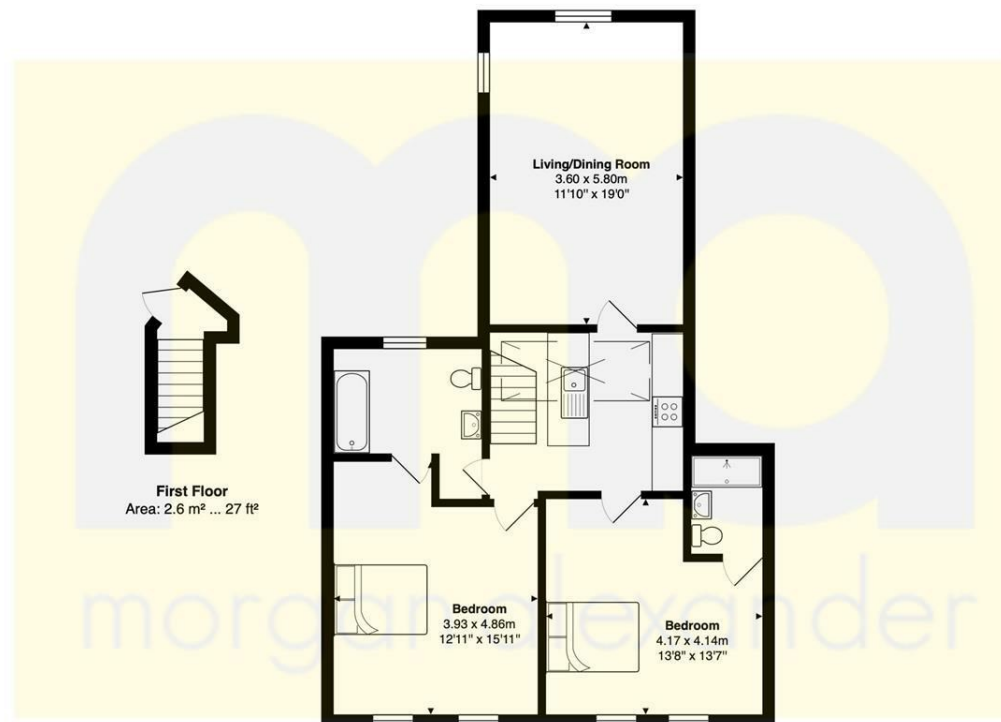
Both bedrooms are generous doubles, with the principal suite benefiting from a sleek en-suite shower room, while a beautifully appointed family bathroom serves the second bedroom. Throughout the apartment, no detail has been overlooked - luxury fixtures and fittings sit effortlessly alongside tasteful period features, creating a refined and sophisticated finish throughout.

The property further benefits from a Rointe mobile-controlled heating system, motorised blinds fitted throughout, a long lease, low service charges and an unrivalled location just moments from the town's vibrant restaurants, boutiques and both Hertford East and Hertford North mainline stations.

An exquisite home that truly needs to be seen to be fully appreciated.







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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.  
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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | 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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