

36 Bluecoat Court
Herford, SG14 1AY
Guide price £315,000





36 Bluecoat Court Hertford, SG14 1AY

Situated in the heart of the ever-popular Hertford town centre, this chain free second floor apartment offers exceptionally spacious and well-presented accommodation throughout. Located within the sought-after Bluecoat Court development, the property benefits from a highly convenient position just moments from local shops, restaurants, cafés and excellent transport links.

The apartment comprises two generous double bedrooms, a bright and spacious living/dining room, a well-appointed kitchen and a modern bathroom, all thoughtfully arranged to create comfortable and practical living space. The property further benefits from a recently renewed lease with an impressive 995 years remaining, providing excellent long-term security and peace of mind.

A notable feature of the apartment is the installation of the innovative Mr Lofty ventilation system, designed to ensure ideal airflow and ventilation throughout the entire flat, enhancing comfort and air quality all year round.

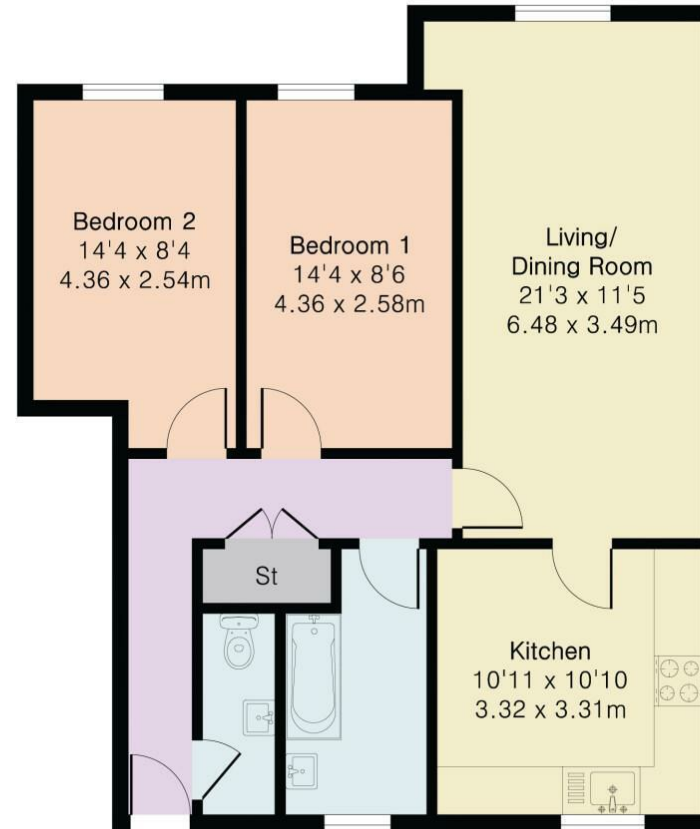
Ideally positioned for commuters, the property is within close proximity to Hertford East train station, offering direct rail links into London Liverpool Street, making it an excellent choice for those travelling into the city.

Externally, the property includes a car port with an allocated parking space, together with additional visitors' parking available within the development.

Offering spacious accommodation, a prime town centre location and excellent commuter connections, this apartment would make an ideal purchase for first-time buyers, downsizers or investors alike.



Approximate Gross Internal Area 778 sq ft - 72 sq m



Second Floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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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