

12 Harrington Court
Herford, SG13 7QT
Offers in excess of £199,995





12 Harrington Court Hertford, SG13 7QT

CHAIN FREE - Situated within the heart of the ever-popular village of Hertford Heath, this spacious two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers, investors and downsizers seeking a property with genuine scope to add value. Offering approximately 643 sq ft of well-proportioned accommodation, the apartment benefits from a newly granted 125-year lease, residents' parking and attractive communal grounds.

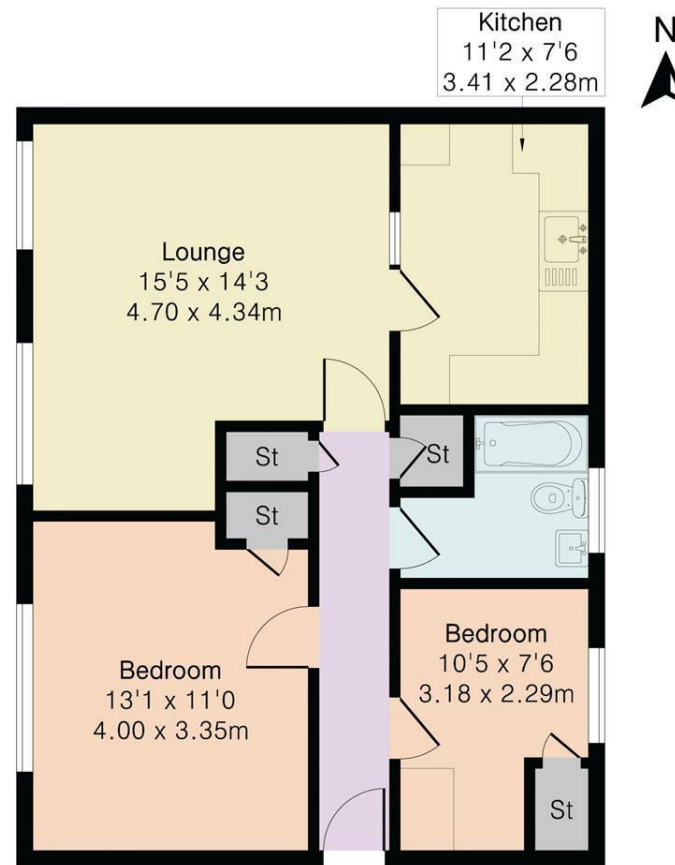
The accommodation is arranged around a generous entrance hall with an abundance of built-in storage. The bright dual-aspect sitting room provides ample space for both living and dining furniture, whilst the separate kitchen offers excellent potential for modernisation. Both bedrooms are comfortable doubles, with the principal bedroom being particularly spacious, and are served by a family bathroom ready for updating. A real highlight is the flexibility of the layout. Subject to the necessary consents, there is potential to reconfigure the accommodation to create a third bedroom or home office, further enhancing both its practicality and future value.

Externally, the property enjoys well-maintained communal gardens, secure entry and ample residents' parking within this established residential development.

Hertford Heath is one of East Hertfordshire's most sought-after villages, offering a village shop, popular public houses, highly regarded schooling and miles of beautiful woodland and countryside walks. Hertford town centre is just a short drive away, providing an excellent selection of independent shops, cafés, restaurants and both Hertford North and Hertford East stations, offering direct services into London. The A10 and A414 are also easily accessible for commuters.



Approximate Gross Internal Area 643 sq ft - 60 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 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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