



The Coach House, Balls Park

Guide Price £300,000

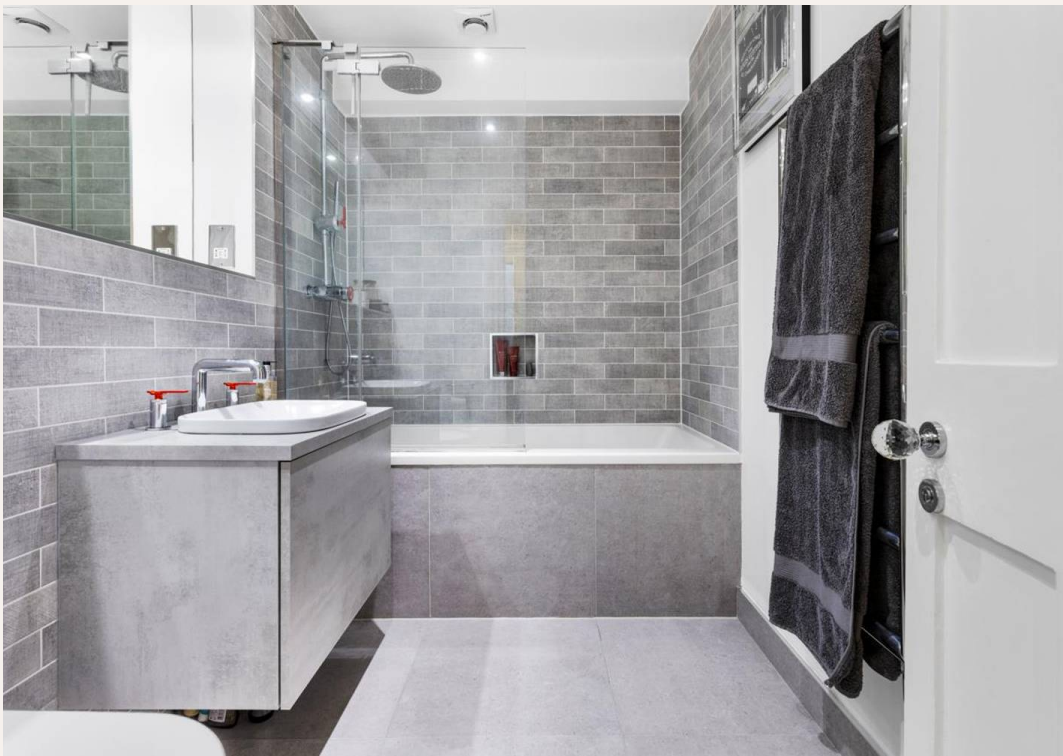


TOTAL APPROX. FLOOR AREA 785 SQ.FT. (72.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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4 The Coach House

Balls Park, Hertford

Chain free one bedroom ground floor apartment in a gated Balls Park development. High spec finish, oak flooring, Villeroy Boch fittings, parking, communal gardens, set in 67 acres of parkland. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Exceptional one bedroom ground floor apartment within a beautifully converted coach house
- Set inside the prestigious gated Balls Park estate with 67 acres of managed parkland
- Stunning open plan living space designed for modern entertaining
- High specification throughout with oak flooring and premium fixtures and fittings
- Contemporary kitchen with top of the range integrated appliances
- Luxury bathroom featuring Villeroy & Boch sanitaryware
- Private allocated parking plus additional communal visitor parking
- Secure entry phone system within an elegant cobbled landscaped mews
- Access to private communal walled gardens and extensive grounds
- Prime edge of Hertford location combining countryside setting with town convenience





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