

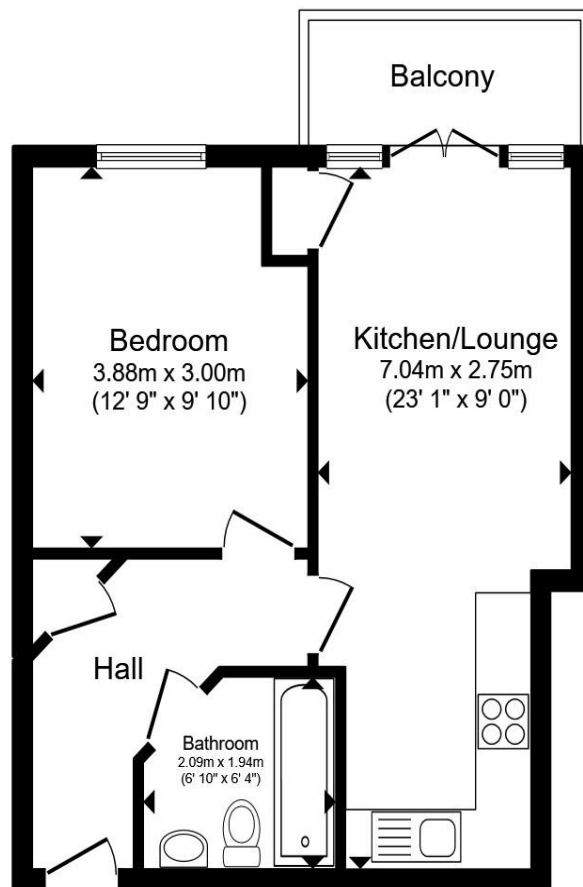


Constables Way, Hertford, SG13 7AF

Welcome to Constables Way, Hertford

William h Brown are delighted to bring to market this well presented one double bedroom second floor apartment situated within the popular development of 'Constables Way' The apartment offers comfortable and contemporary living with the added benefits of lift access and allocated under cover gated parking. The apartment is accessed via a secure communal entrance with security entry phone system with both lift and stairs providing access to the second floor. Internally there is an entrance hall with storage cupboard and doors leading to a welcoming open plan lounge/diner/fitted kitchen with access to a PRIVATE BALCONY. The apartment further benefits a DOUBLE BEDROOM, MODERN BATHROOM, GAS CENTRAL HEATING VIA RADIATORS and DOUBLE-GLAZED WINDOWS. Externally there are communal areas and GATED SECURE UNDERCOVER PARKING.





Second Floor

Total floor area 40.1 m² (431 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

-Accommodation Overview-

Communal Entrance

Entrance Hallway

Open Plan Kitchen / Lounge

Balcony

Bedroom

Bathroom

-Exterior-

Parking

welcome to

Constables Way, Hertford

- MODERN SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER/FITTED KITCHEN
- DOUBLE BEDROOM
- MODERN BATHROOM
- GAS CENTRAL HEATING VIA RADS

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

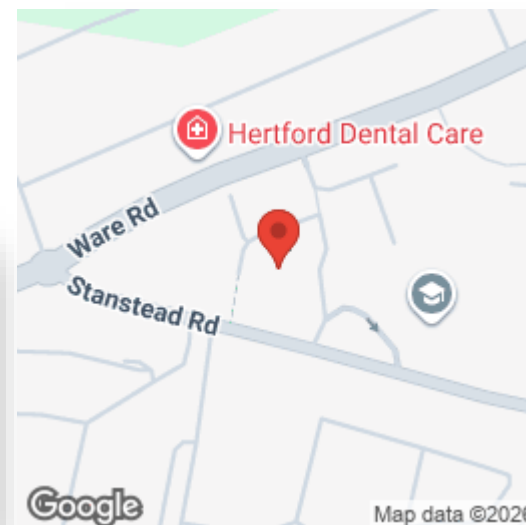
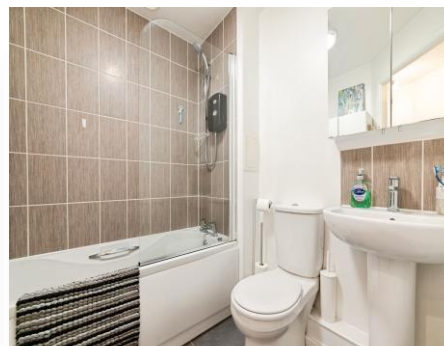
Service Charge: £2100.00 – Review date: TBC

Ground Rent: £250.00 – Review date: TBC

Building Insurance: £578.90 – review date: TBC

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108433



Property Ref:
HFD108433 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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