



Elliot Heath
ESTATE AGENTS

19 Constables Way, Hertford
Guide Price £300,000

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Hertford, Hertford

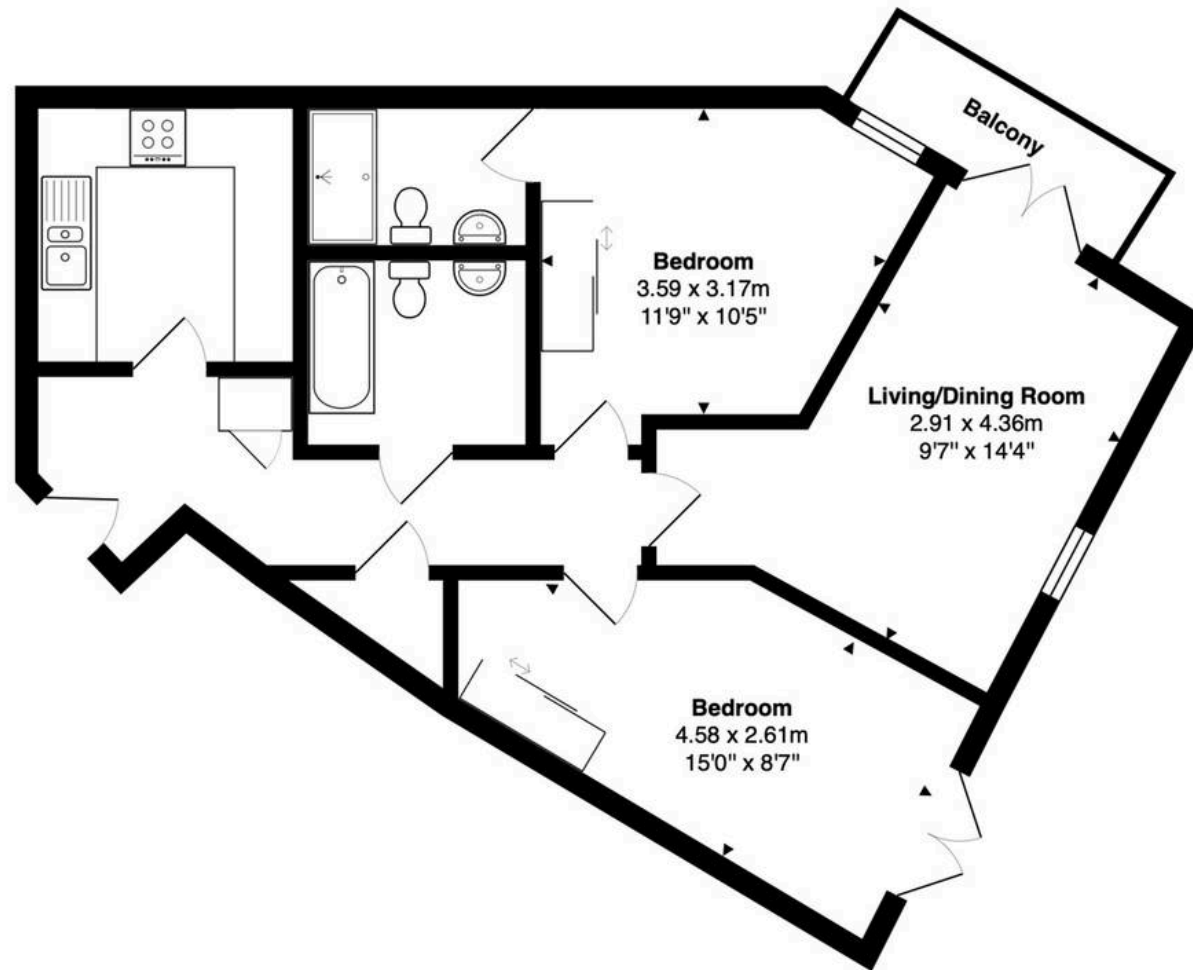
Well-proportioned 2-bed apartment in sought-after development near Hertford East Station. Features reception room, balcony, integrated kitchen, en suite, parking, communal gardens. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





First Floor

Total Area: 65.8 m² ... 708 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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 an 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.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

A double glazed door with adjacent entry phone system affords access to:

Communal Entrance Hall

Courtesy lighting, notice board, staircase and lifts to all floors.

First Floor Landing

With private panelled entrance door to:

Entrance Hall

With video entry phone system, wall mounted central heating thermostat, radiator, oak wood effect flooring, two built in storage cupboards. Doors to;

Living/Dining Room

9' 7" x 14' 4" (2.91m x 4.36m)

With double glazed casement doors with matching side windows to balcony and further double glazed window, radiator, oak wood effect flooring,

Kitchen

Fitted with a range of white high gloss wall and base storage units with work surfaces over incorporating a one and quarter bowl sink and drainer unit, integrated appliances, electric fan assisted oven with four ring gas hob and illuminated extractor canopy above, tiled flooring.

Bedroom One

11' 9" x 10' 5" (3.59m x 3.17m)

With double glazed window, radiator, fitted wardrobe cupboards with mirrored sliding doors, door to:



En Suite Shower Room

Fitted with a suite comprising fully tiled shower cubicle, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.

Bedroom Two

15' 0" x 8' 7" (4.58m x 2.62m)

With double glazed casement doors with matching side windows to Juliet balcony, radiator, fitted wardrobe cupboards with mirrored sliding doors.

Bathroom

Fitted with a suite comprising panel enclosed bath, dual flush wc, pedestal wash hand basin, tiled splash back areas, tiled flooring, heated towel rail.





BALCONY

Private Balcony accessed via the living/dining room together with a Juliet balcony from bedroom two.

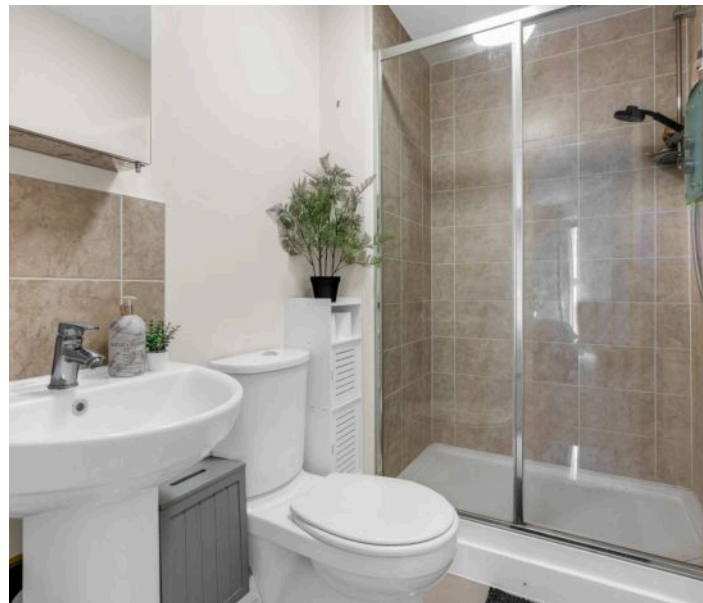
COMMUNAL GARDEN

Attractively landscaped communal gardens.

ALLOCATED PARKING

1 Parking Space

Underground allocated parking space together with visitors parking.







Elliot Heath Estate Agents

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