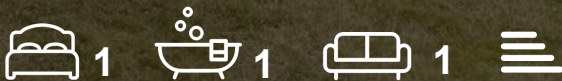




34 Henmarsh Court
Balls Park, Hertford, SG13 8FB
£1,275



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CHAIN FREE

Greenhill Estates are delighted to be marketing this stunning immaculately presented one bedroom top floor apartment with lift access within a secure gated development situated in the sought-after Balls Park which is set within 63 acres of parkland. The apartment is situated in the modern block which was developed and built in 2010 and offers a spacious reception area, a modern fitted kitchen with fully integrated appliances, a double bedroom with a built-in wardrobe & further storage, and a modern bathroom. Further to this the apartment also offers loft storage and additional storage. Externally the property offers allocated parking and access to parkland walks on your doorstep.

Balls Park in Hertford, Hertfordshire is a Grade I Listed mid-17th-century house. The estate and house are set in over 63 acres of parkland, listed in Grade II on the English Heritage Register of Parks and Gardens of Special Historic Interest. The estate and house have been claimed to have been the inspiration for some of Jane Austen's novel Pride and Prejudice, which is set in Hertfordshire.

The main building 'The Mansion' is designed in the so-called Artisan Mannerist style, similar to several other Hertfordshire houses of the same date but shows purer classical traits which suggest metropolitan influences. Several later phases of remodelling can be traced stylistically to changes initiated by Harrison's son Richard Harrison and his grandson Edward Harrison, who had served in the colonial government of



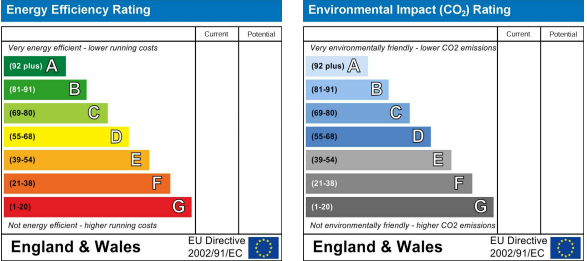
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.