

**6 Ebenezer Court North Road
Herford, Hertfordshire SG14 1LT
Guide price £380,000**





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An impeccably presented two-bedroom, two-bathroom top floor apartment, in the heart of Hertford. Boasting not only a large open-plan kitchen diner but also a good-sized balcony, all within a short stroll of Hertford Town Centre and both Hertford train stations.

Upon entering this apartment, you'll immediately appreciate the thoughtfully designed open-plan layout that seamlessly connects the kitchen and dining area. This space is bathed in natural light, creating an inviting ambiance that's perfect for both entertaining guests and enjoying your everyday meals. The modern kitchen features sleek cabinetry, and ample countertop space, making cooking a pleasurable experience.

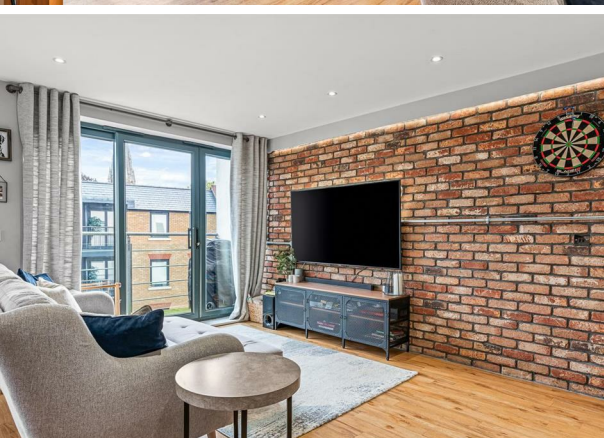
The two well-appointed bedrooms in this apartment are spacious. The primary bedroom boasts an en-suite bathroom, complete with modern fixtures and finishes, while the second bedroom is equally inviting, with easy access to the second bathroom. Both bathrooms are finished to high standards, providing a touch of luxury to your daily routine.

Location is key, and this apartment excels in that department. Situated within walking distance of Hertford Town Centre, you'll have all of Hertford's amenities at your doorstep. Whether it's dining at fine restaurants, shopping or enjoying the local parks, this apartment offers the ultimate in convenience.

For commuters, the proximity to both Hertford train stations is a true advantage, with Hertford North Station being just a leisurely 5-minute stroll away.

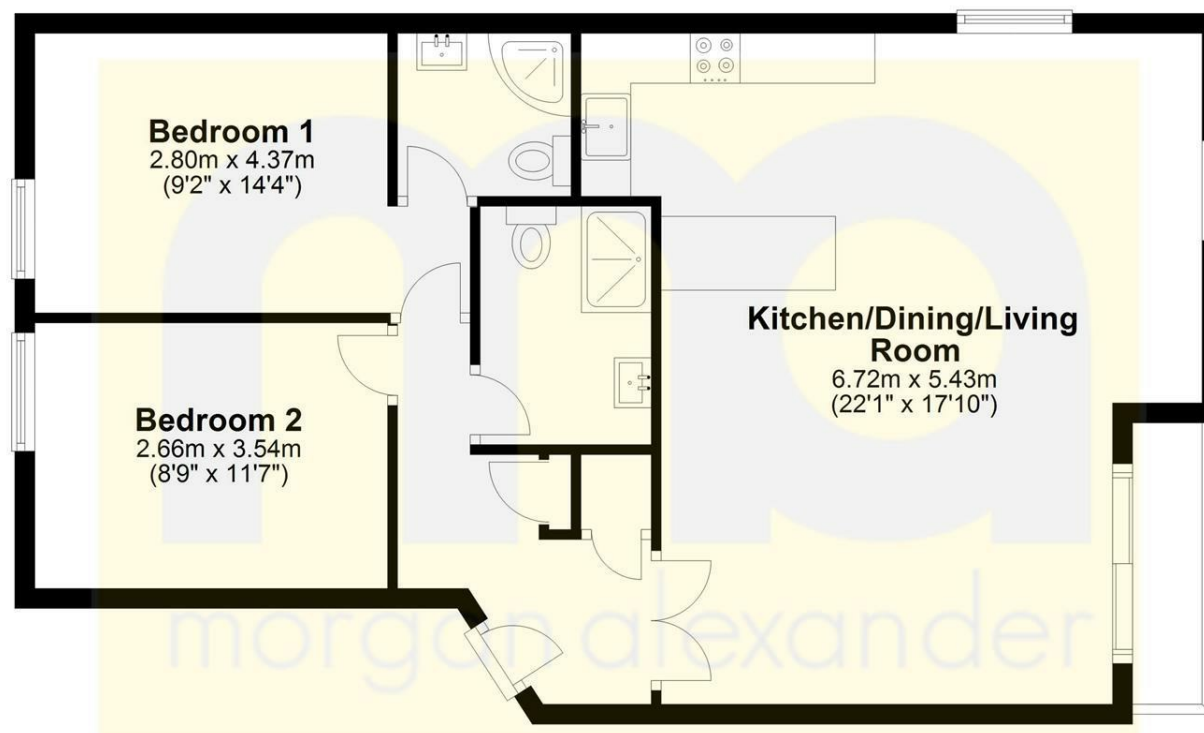
Outside there is a parking space for 1 car and a communal garden area.





Second Floor

Approx. 73.2 sq. metres (788.0 sq. feet)



Total area: approx. 73.2 sq. metres (788.0 sq. feet)

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, mis-statement or use of data shown.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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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