

1 The Mansion
Herford, SG13 8FJ
Guide price £700,000





1 The Mansion Hertford, SG13 8FJ

Property Description:

Enjoying fantastic lateral space of 1912 sq ft and amazing views over the beautiful parkland is this exceptional split-level two-bedroom apartment forming part of this converted Mansion House.

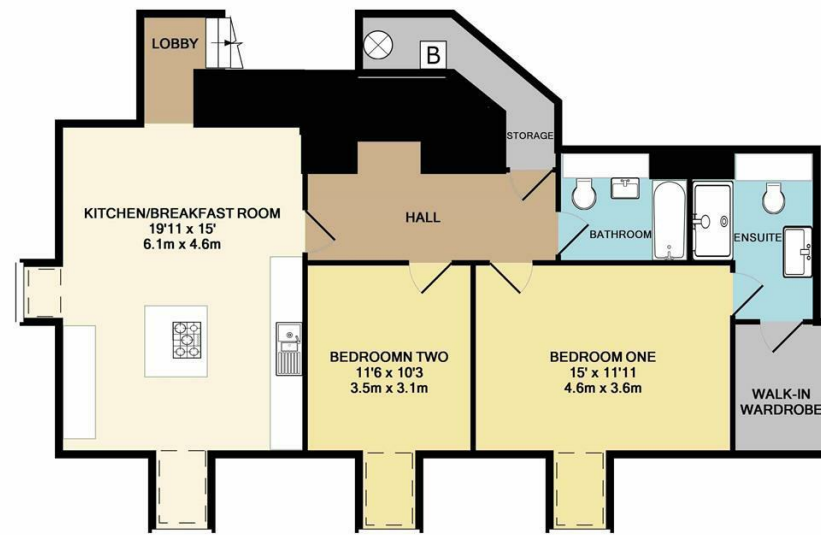
The property is designed and finished beautifully to the highest standards, with top of the range appliances and quality fixtures and fittings. It has a wonderfully spacious feel and a layout which is perfect for modern living. Located on the edge of Hertford, within the gorgeous setting of Balls Park with 67 acres of managed parkland, this home is designed for open plan living and entertainment on a large scale. Stunning individuality, spectacular spaces and exquisite detailing all complement the extraordinary specification including oak flooring, restored window shutters, ornate mouldings to the ceilings and Villeroy Boch bathroom fittings. The property has allocated parking and a garage.

160+ Years remaining on the Lease

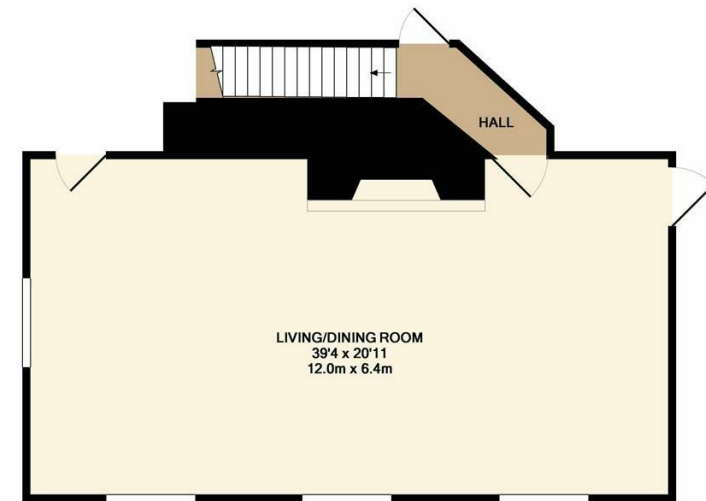
Exterior:

- * Private gated development
- * 67 acres of managed parkland





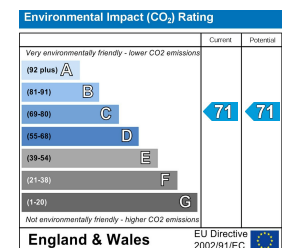
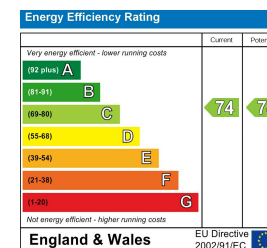
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 1009 SQ.FT.
(93.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 903 SQ.FT.
(83.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1912 SQ.FT. (177.6 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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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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