

30 Hamels Drive  
Herford, Herfordshire SG13 7SN  
£825





## 30 Hamels Drive Hertford, Hertfordshire SG13 7SN

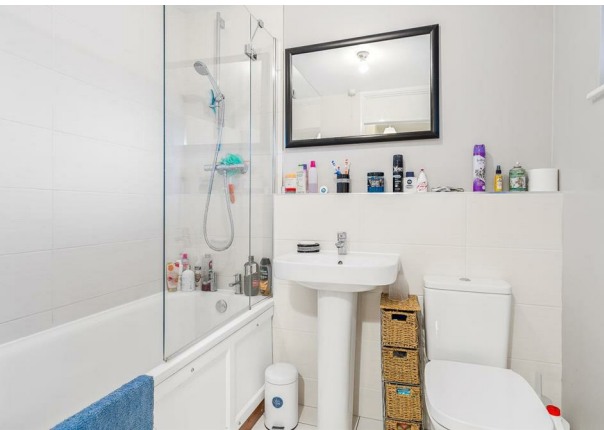
This brilliant one bedroom second floor apartment is located in Hamels Drive, Hertford. It is a short distance away from all of the amenities including the post office, restaurants and supermarkets. Only a five minutes drive from the town centre.

Accompanied with a parking bay as well as off-road parking available to the residents, this great property includes a double bedroom, a large living room area, followed by a separate kitchen area to offer practicality and a newly decorated bathroom.

The property will be let unfurnished and will be available after the 25th November.

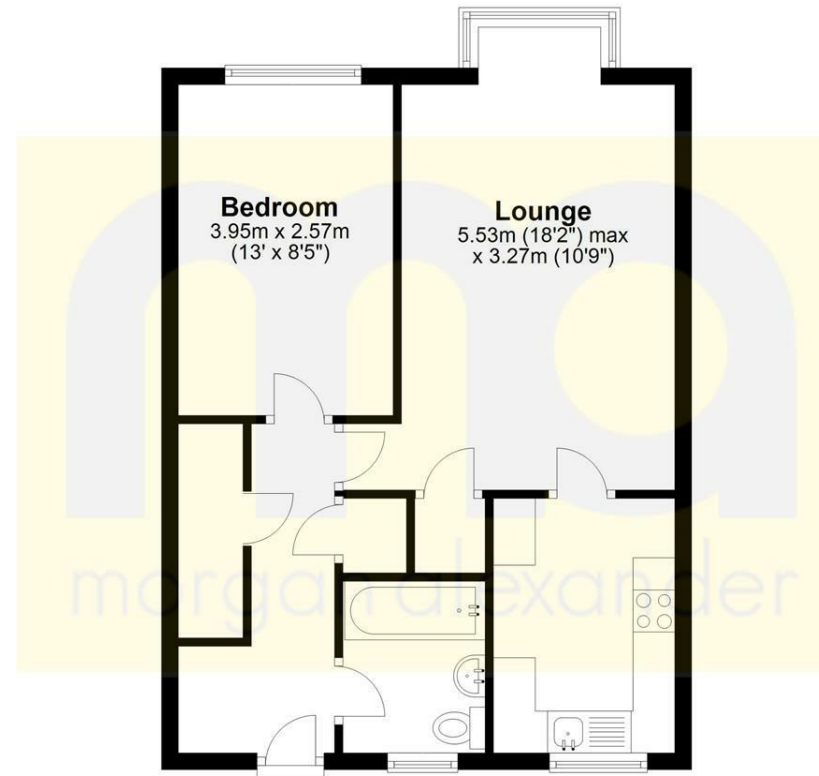
The electric is with a top-up key and gas & water are separate.





## Second Floor

Approx. 47.8 sq. metres (514.7 sq. feet)



Total area: approx. 47.8 sq. metres (514.7 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, miss-statement or use of data shown.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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