

37 Kingsmead Court
Herford, SG13 7LR
£1,350

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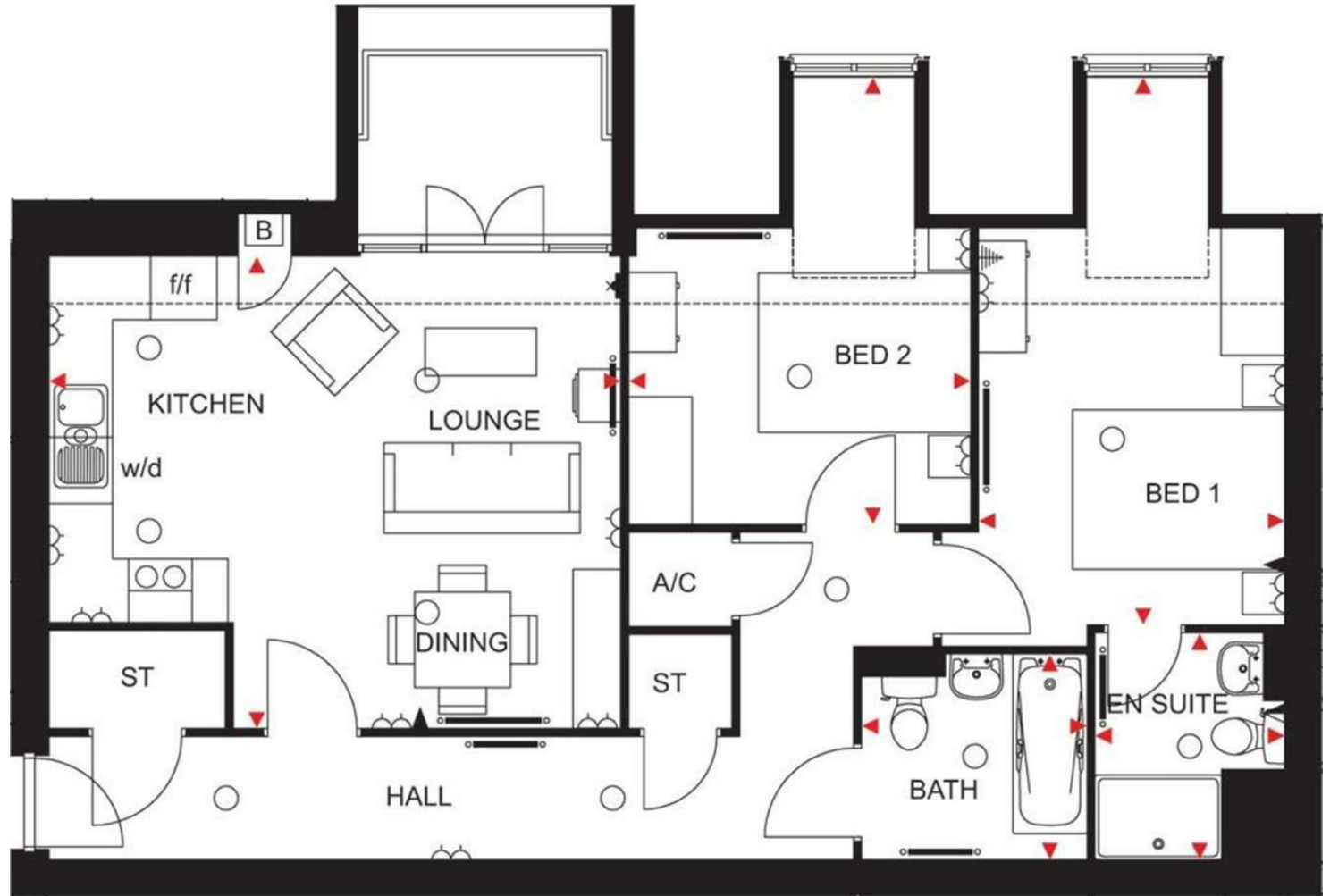
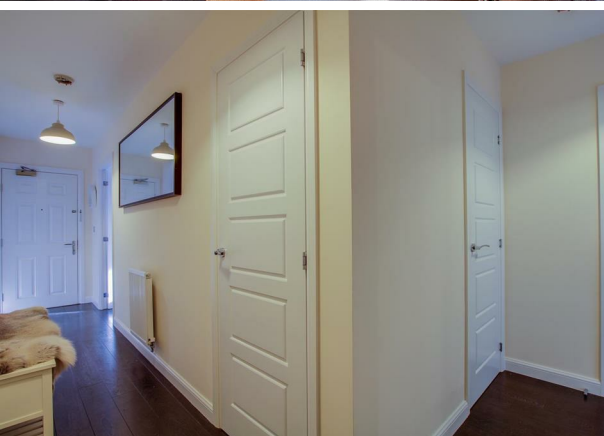




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This top floor apartment is something special. The open-plan living area opens onto a private balcony with views over the surrounding area and the double-doors fill the room with natural light. The kitchen area is fitted with a range of units and built-in appliances to include washer/dryer, dishwasher and fridge freezer. Both bedrooms are of a good-size and the master has an en-suite shower room. There is main bathroom, storage cupboards and private parking included in this apartment.





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	76	76
(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		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	
	England & Wales			England & Wales	

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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