

**40a Castle Street**  
**Herford, Hertfordshire SG14 1HH**  
**£900**

**ma**  
morgan alexander







## 40a Castle Street Hertford, Hertfordshire SG14 1HH

Situated on the edge of the Hertford castle grounds, this one bedroom apartment offers someone the fantastic opportunity of convenient living. The apartment has been thoughtfully designed to offer the maximum of its potential living space, including a mezzanine floor, giving an overall floor space of 762 sq ft.

The property is accessed via its own front door, which leads to a spiral staircase up to the first floor. The spacious south westerly facing lounge is great for day living or entertaining and boast a separate mezzanine floor and off set kitchen.

A sliding partition separates the bedroom from the lounge and has private access to a dressing area that leads to a shower room. the shower room is also accessible directly from the lounge.

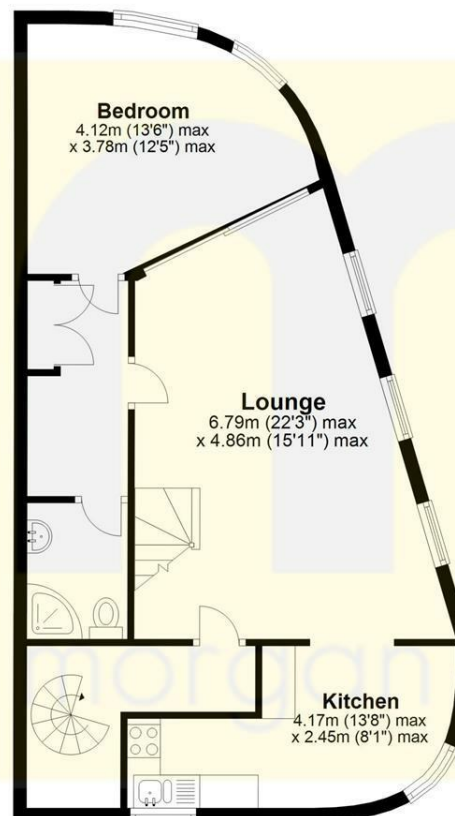






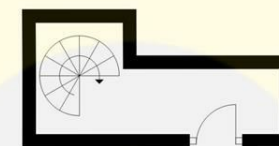
## First Floor

Approx. 57.7 sq. metres (620.9 sq. feet)



## Ground Floor

Approx. 4.6 sq. metres (49.4 sq. feet)



## Mezzanine

Approx. 8.6 sq. metres (92.1 sq. feet)

## Mezzanine

4.89m x 1.75m  
(16' x 5'9")

Total area: approx. 70.8 sq. metres (762.4 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	70
		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		72	72
		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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40 Castle Street, Hertford, Herts, SG14 1HH  
Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)