



1 Conrads Yard

Cowbridge, Hertford,
SG14 1QY
£1,650 pcm

COUNTRY PROPERTIES

A PART OF HUNTERS PROPERTIES

HUNTERS PROPERTIES

TOWN HOUSE LIVING!! A very spacious 2 bedroom, 3 floor apartment available now! Close to the very vibrant Hertford Town Centre. Everything you need by your doorstep!

- 2 Bed Town House
- New Carpets Throughout
- Close To Local Amenities
- 1 allocated parking space
- Freshly Painted
- Underfloor heating throughout
- Partly Furnished
- Courtyard Rear Garden
- Very Spacious Lounge and Kitchen Areas

Ground Floor

Entrance Hall

New carpet, Door to living room and W/C. Stairs leading to the first floor. Underfloor Heating. Alarm System control unit on wall

Living Room

New carpet, stairs to lower ground floor. Dual aspect uPVC double glazed windows. Chrome rail overlooking the lower ground floor level. Spotlights over. Venetian blinds on all windows. Television aerial points, telephone line. 2 seater brown leather sofa and chair.

W/C

Low level W/C with concealed cistern. dual flush. Wash hand basin with chrome mixer tap over. Tiled flooring with underfloor heating. Small heated towel rail. Spotlights.



Lower Ground Floor

Kitchen / Dining Room

Tiled flooring with underfloor heating. Multiple storage units. High gloss finish. Grey rollover worktops. Integrated Whirlpool double oven. Integrated Fridge/Freezer. Whirlpool induction hob built in to the worktop with Siemens extractor hood over. Integrated Logik washing machine. Integrated CDA dishwasher. 1 1/2 sink basin with chrome mixer tap over. Spotlights. uPVC doors leading to the courtyard garden. Door to under the stairs storage. uPVC double glazed window to front.

Courtyard Garden

Patio area with table and chair. Flower beds on side. Above is car park with 1 allocated parking space.

First Floor

Landing

New carpet, Doors leading to all rooms

Master Bedroom

New carpet, uPVC double glazed window overlooking rear. Venetian blinds and curtains. Double bed and single wooden wardrobe. Television aerial points and telephone line. Underfloor heating

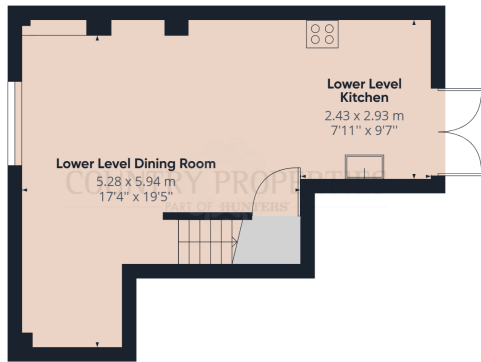
Bedroom 2

New carpet, uPVC double glazed window over looking front. Venetian blinds. Door to cupboard which contains the tank and the boiler. Underfloor heating. Television aerial points and telephone line.

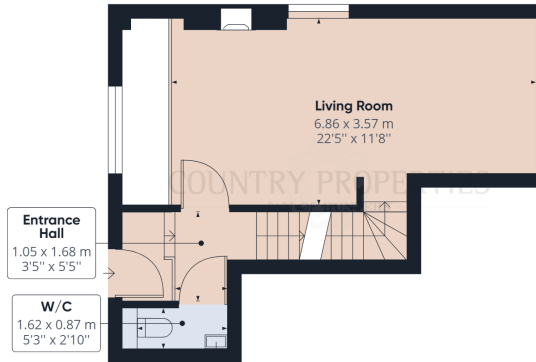
Bathroom

4 piece bathroom suite. Bath with chrome mixer taps and a shower attachment. Low level W/C with concealed cistern and dual flush. In the corner is an electric walk in power shower. Chrome taps on wall and chrome shower head. Wash hand basin with chrome mixer tap. Frosted uPVC double glazed window over looking the front. Partially tiled on wall. Tiled flooring with underfloor heating. Extractor fan and shaving point. Heated towel rail.

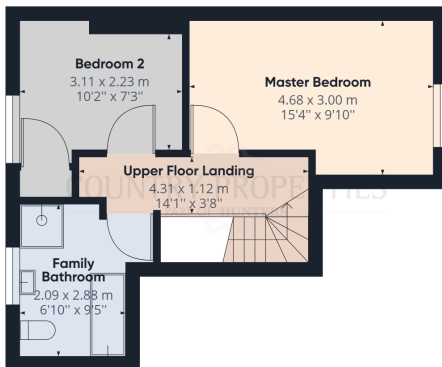




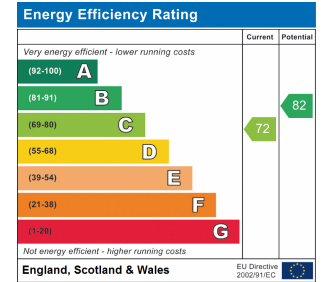
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

98.98 m²
1065.42 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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