



7 The Mansion, Balls Park, Hertford

**STRUTT & PARKER**  
BNP PARIBAS GROUP 

## 7 The Mansion, Balls Park, Hertford SG13 8FJ

A beautiful ground floor apartment situated in the gated development of Balls Park.

Hertford North station 1.9 miles (London Kings Cross 46 minutes), Hertford East station 1.4 miles (London Liverpool Street), Welwyn Garden City 8 miles, St Albans City 15 miles, A1(M) 15.9 miles, M1 (Jct. 10) 26.5 miles, London Heathrow Airport 39.3 miles

Reception hall | Reception room  
Kitchen/dining room | 2 Bedrooms  
2 Bathrooms | Communal gardens  
Allocated secure parking  
EPC rating D

### The property

On entering the communal entrance, you truly have the sense of arrival with the very impressive grand hall.

The well-proportioned apartment benefits from a superb 23 ft. reception room with beautiful sash windows and window seats overlooking the manicured gardens and grounds. The panelled walls, chandelier lighting and fireplace surround make this a very elegant room. The brand new sleek kitchen has recently been fitted with wall and base units with

integrated appliances to a very high spec, boasting a generous 21 ft. open plan kitchen diner. The main bedroom is warm with its part panelled walls and sash window. Bedroom two is a double room with an en-suite bath. There is also an additional newly fitted three piece shower room. In addition to the main accommodation, bedroom two has a walk in store with space above for a possible hobbies room. The property also benefits from a new boiler system.

### Outside

Mansion residents have access to private formal gardens as well as the 63 acres of managed parkland. These areas include many appealing and historic landscape features including a range of attractive mature shrubs and trees, ponds, wildlife, peaceful seating areas and flowerbeds. The property comes with an allocated space in the secure gated underground car park.

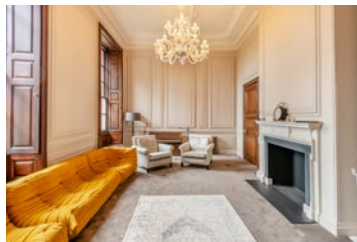
### Location

The Mansion is widely regarded as one of the area's most sought-after addresses and is ideally located within 1.5 miles of the thriving town centre of Hertford, where there are a range of shops, cafes and restaurants.

There are two mainline train stations in Hertford, offering direct lines to London Kings Cross, Moorgate and Liverpool Street.









The area offers a range of highly regarded schools, including Abel Smith School, The Chauncy School and Kingshill Infant School, all rated Outstanding by Ofsted. Also, Simon Balle, Richard Hale and Haileybury (private school).

#### General

**Local Authority:** East Herts Council

**Council Tax:** Band E

**Tenure:** Leasehold, expires in 2185

**Charges:** £7,600 Service Charge p.a. and £300 Ground Rent p.a.

**Guide Price:** £830,000

#### Cuffley

Sopers House, Sopers Road, Cuffley, EN6 4RY

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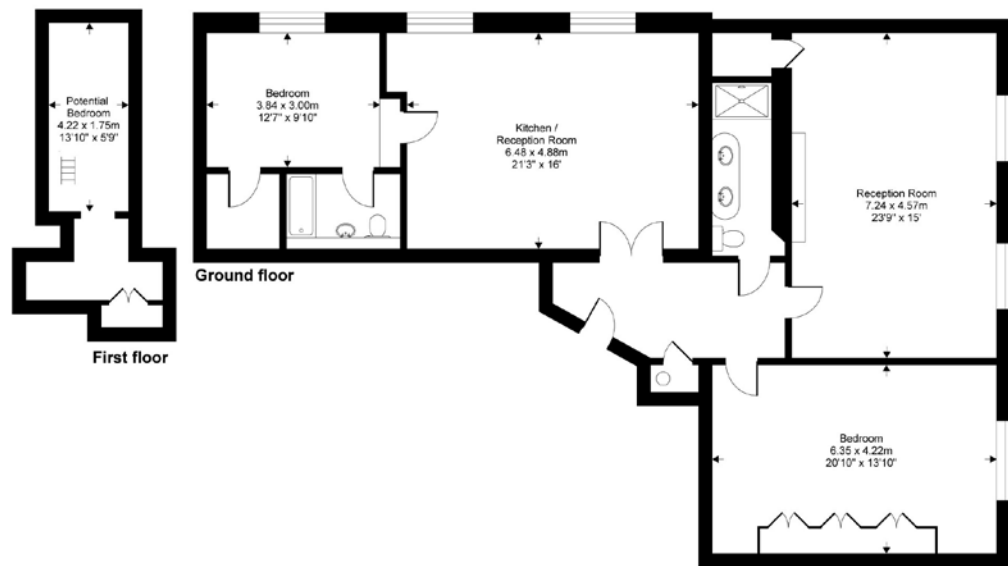
## The Mansion, Balls Park, Hertford, SG13

Gross internal floor area (approx):

150.7 sq m / 1623 sq ft

For Identification only - Not to scale

Niche Communications



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