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moving experience

6 Coopers Court

Hertford, SG14 1UB

Guide Price £400,000

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SOLD BY SHEPHERDS - Enjoying a fantastic riverside setting within the highly sought-after Folly development, this beautifully presented two bedroom, two bathroom split-level apartment offers views directly over the River Lea, two allocated parking spaces and a peaceful gated setting right in the heart of Hertford town centre.

The property has been refurbished throughout to an excellent standard, with a high specification kitchen and two beautifully finished bathrooms creating a completely turnkey home.

The spacious living room is bright and light, with a Juliet balcony overlooking the River Lea and making the most of the property's riverside position. The separate refitted kitchen has also been finished to a high standard and provides plenty of space for everyday living.

Arranged over two floors, the split-level layout gives the apartment a real sense of space and separation. There are two good sized bedrooms, with the principal bedroom positioned on the upper floor and benefitting from its own en-suite shower room. A separate family bathroom services the second bedroom.

The property also benefits from two allocated parking spaces one within the private gated development and the other just outside- a real advantage for such a central Hertford location.

The Folly is a particularly special part of Hertford, tucked away alongside the River Lea whilst remaining just a stone's throw from the town centre. Hartham Common, The Meads and miles of riverside walks are all on the doorstep, whilst Hertford East and Hertford North stations are both within easy reach.

Combining a peaceful riverside setting with the convenience of town centre living, two allocated parking spaces and an immaculate finish throughout, this is certainly not your typical Hertford apartment.





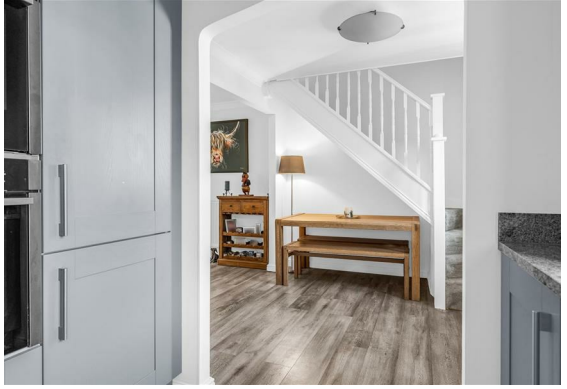


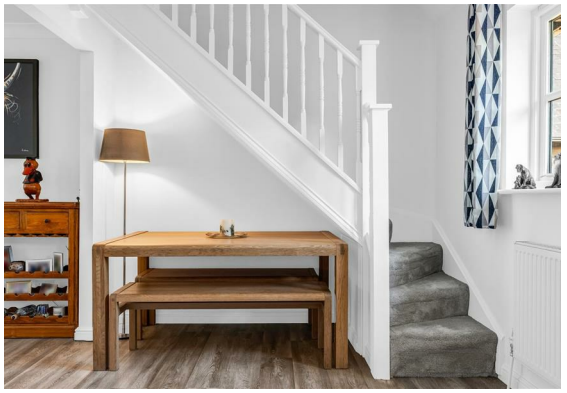












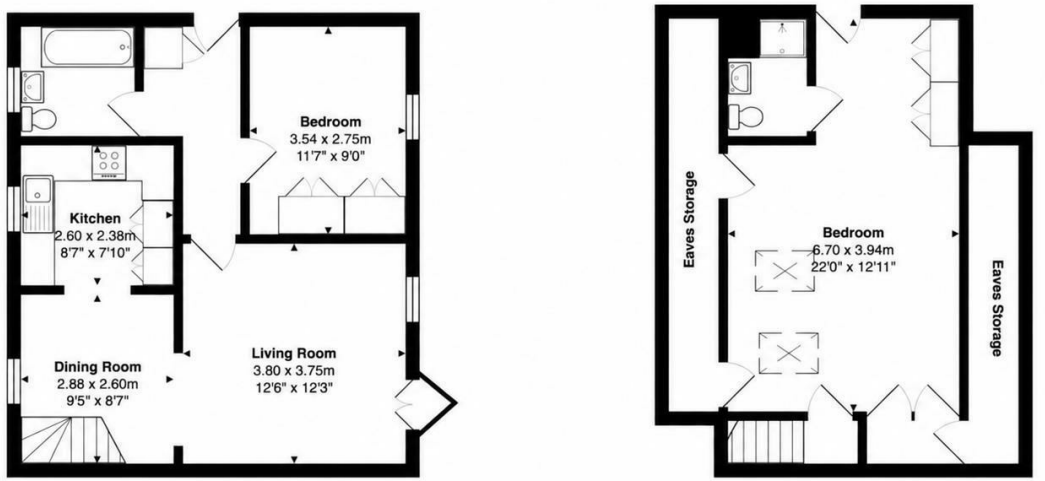
- Two bedroom, two bathroom split-level apartment
- Fantastic riverside setting overlooking the River Lea
- Highly sought-after Folly development
- Refurbished to an excellent standard throughout
- Bright living room with Juliet balcony & river views
- High specification refitted kitchen
- Principal bedroom with en-suite shower room
- Two allocated parking spaces
- Private gated development
- Stone's throw from Hertford town centre & riverside walks







Floor Plan



First Floor
Area: 48.9 m² ... 526 ft²

Second Floor
Area: 42.2 m² ... 454 ft²

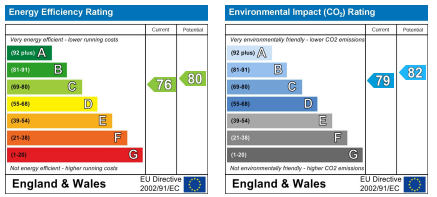
Total Area: 91.0 m² ... 980 ft²

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.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



Tenure

Leasehold

Council Tax Band:

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