



—dreampad—

17 Henmarsh Court

Balls Park | Hertford | Hertfordshire | SG13 8FB



Sitting Room

Hertford, Hertfordshire - Three Apartments Converted Into One Sensational Stylish Penthouse Apartment

17 Henmarsh Court | Balls Park | Hertford | Hertfordshire | SG13 8FB

Asking Price: £1,250,00

A delightful, extremely spacious penthouse apartment offering 2090 sq ft of accommodation, located within the extremely sought after Balls Park development, surrounded by 63 acres of parkland and within easy access of Hertford's town centre and mainline railway station. The current owners commissioned the original developers to create this huge 2090 sq ft two bedroom apartment covering the equivalent floor area of three apartments. Meticulous attention to detail has ensured only the very finest materials have been used to create this stylish property, featuring a 32ft lounge, 23ft kitchen/diner, two huge master bedroom suites (one with walk-through dressing room), two large en suites, utility room, separate wc, Juliet balcony to lounge, fitted wardrobes and other bespoke fitted storage units throughout and much more. The feeling of quality and space can only be fully appreciated by arranging an internal inspection. Offered for sale with no onward chain.



Kitchen/Diner



Dining Area



Master Bedroom

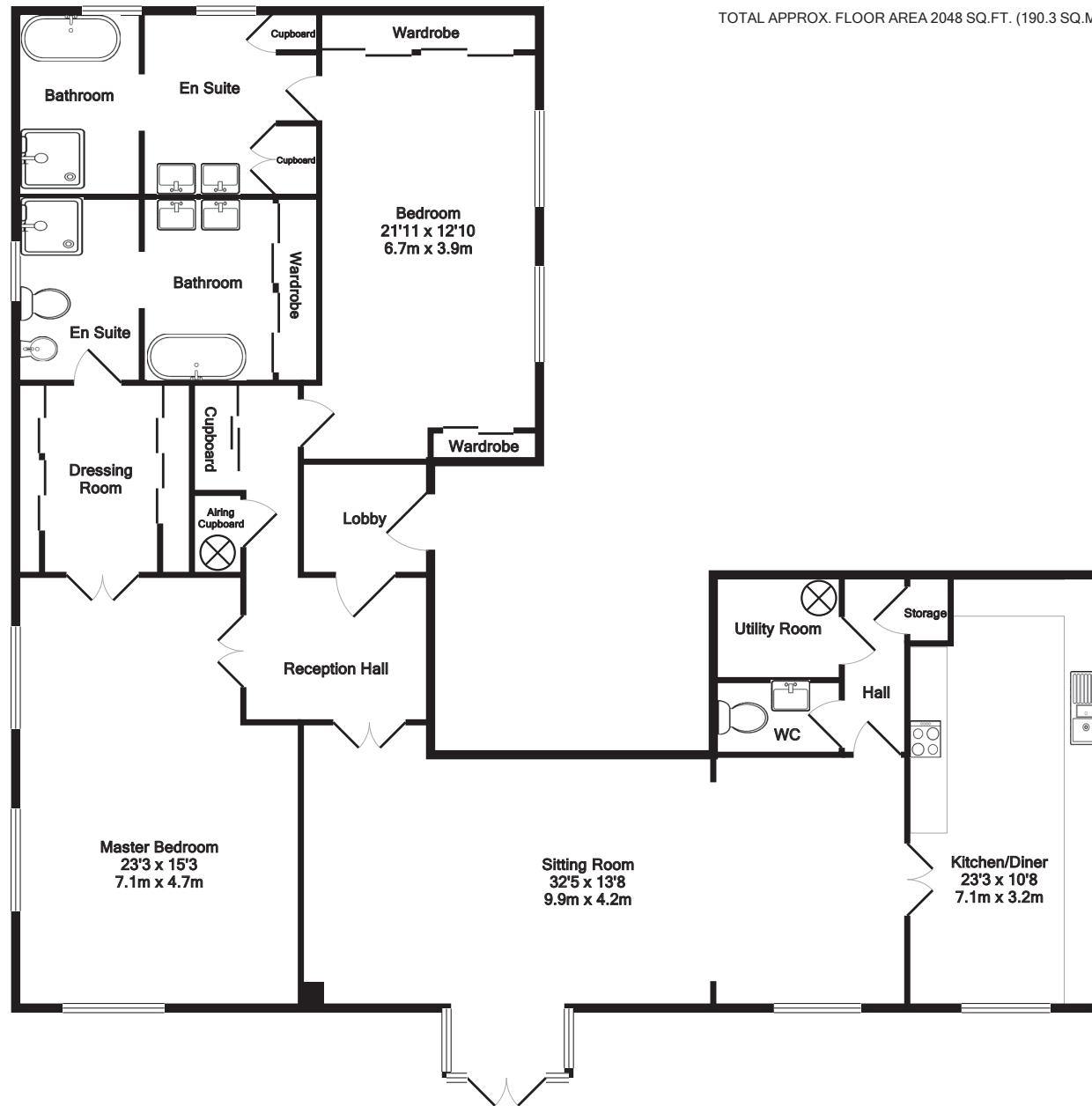


Bedrooms & Bathrooms





TOTAL APPROX. FLOOR AREA 2048 SQ.FT. (190.3 SQ.M.)





Transport: Hertford East (London Liverpool Street) - 1.1 miles
Hertford North (London Kings Cross/Moorgate) - 1.6 miles
A10 - 1.4 miles

Services: Underfloor Electric Heating, Mains Water & Drainage

Council Tax: Band F

Local Authority: East Herts Council

Important Notice:

Dreampad, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part or any offer or contracts and must not be relied upon as statements of representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Dreampad have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Further Information



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Energy Performance Certificate




17, Henmarsh Court
Balls Park
HERTFORD
SG13 8FB

Dwelling type: Mid floor flat
Date of assessment: 12 September 2011
Date of certificate: 12 September 2011
Reference number: 8119-6031-9750-3002-3996
Type of assessment: SAP, new dwelling
Total floor area: 72 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	73	73
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	75	75
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	169 kWh/m ² per year	169 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	2.2 tonnes per year
Lighting	£40 per year	£40 per year
Heating	£237 per year	£237 per year
Hot water	£229 per year	£229 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk