

Taylor Phelps are pleased to offer this modern, larger style two bedroom apartment positioned within this recently built development in Hertford. This fantastic apartment further benefits from a long 996 year lease, two high spec bathrooms, a luxury open plan kitchen and complementary living space with private balcony. Externally there is allocated residents parking.

































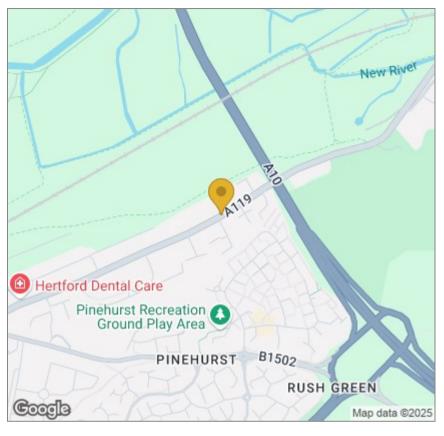




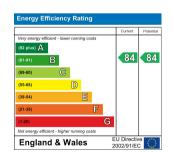
Floor Plan

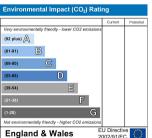
## ARNOLD CLOSE ENSUITE BATHROOM STORAGE BEDROOM 13'8" x 9'3" 4.16m x 2.83m BEDROOM 11'11" x 9'4" 3.64m x 2.84m LOUNGE/DINER INC KITCHEN 20'8" x 11'4" 6.30m x 3.45m BALCONY

## Area Map



## **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







