

LEASEHOLD



Apartment

18 DOLPHIN YARD MAIDENHEAD STREET, HERTFORD, SG14 1DR

Guide Price

£400,000

FEATURES

- Chain Free
- Direct Views Over The River Lea
- Prime Town Centre Location
- Private Front Door - Rare For An Apartment
- Long Lease - 110 Years
- Walking Distance To Hertford East & North Stations



MOUNT & CO.

Maidenhead Street Hertford SG14 1DR

The apartment features its own private front door, a highly sought-after feature that enhances the feeling of independence and ease of access. Set within Dolphin Yard, an exclusive development of just 16 properties, the home enjoys direct views over the River Lea and across to Folly Island, a truly picturesque outlook.

Inside, the accommodation is bright and well-planned. The spacious living/dining room enjoys river views, while the separate modern kitchen is fitted with integrated appliances and a sleek design. Both bedrooms are generous doubles, with the main bedroom featuring an en-suite shower room, good sized second bedroom and family bathroom, accessible via the hallway.

The apartment further benefits from underfloor heating, adding a touch of luxury and comfort all year round.

Additional highlights include:

- Chain free sale
- Allocated parking within a secure gated area
- 110 years remaining on the lease

Located in the heart of town centre, this home is positioned to enjoy all that Hertford has to offer. Just a short walk from both Hertford East and Hertford North stations, as well as Hartham Common, the River Lea towpath, and a wide variety of shops, restaurants, and cafes.

An ideal purchase for professionals, downsizers, or anyone looking to enjoy riverside living in a premium town centre location.

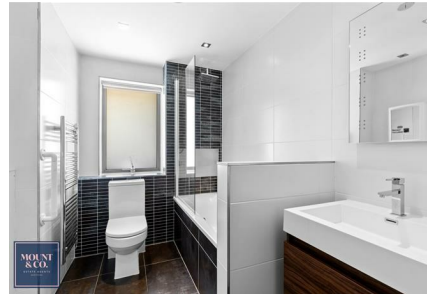
Contact Mount & Co. to arrange your private viewing appointment.



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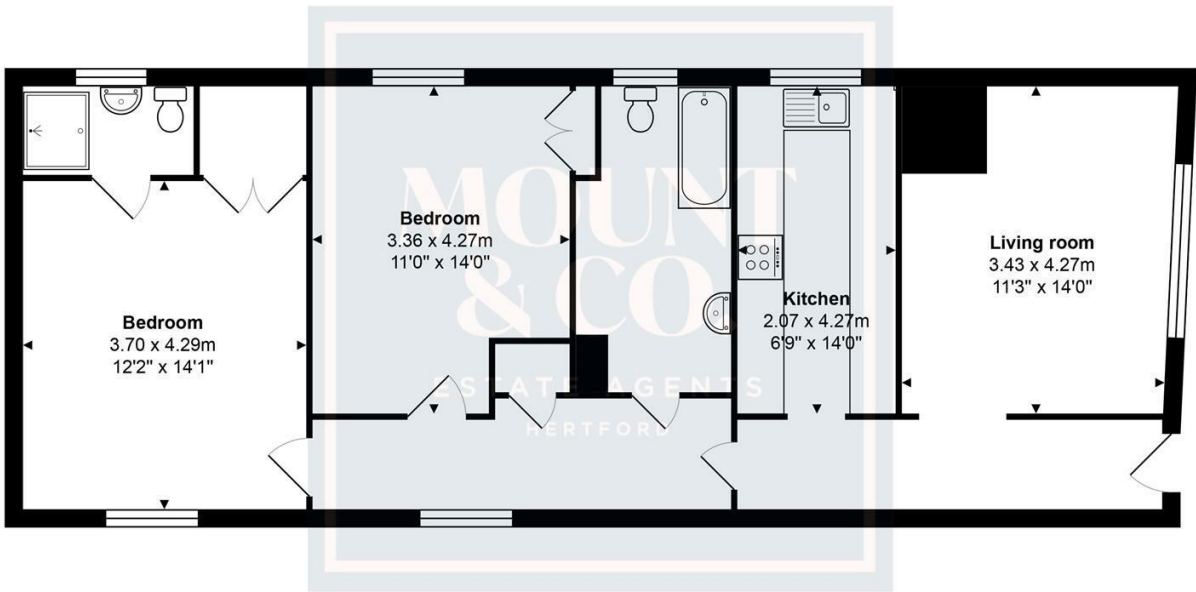
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Council Tax Band

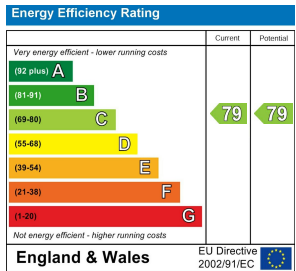
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Total Area: 82.6 m² ... 889 ft²

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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