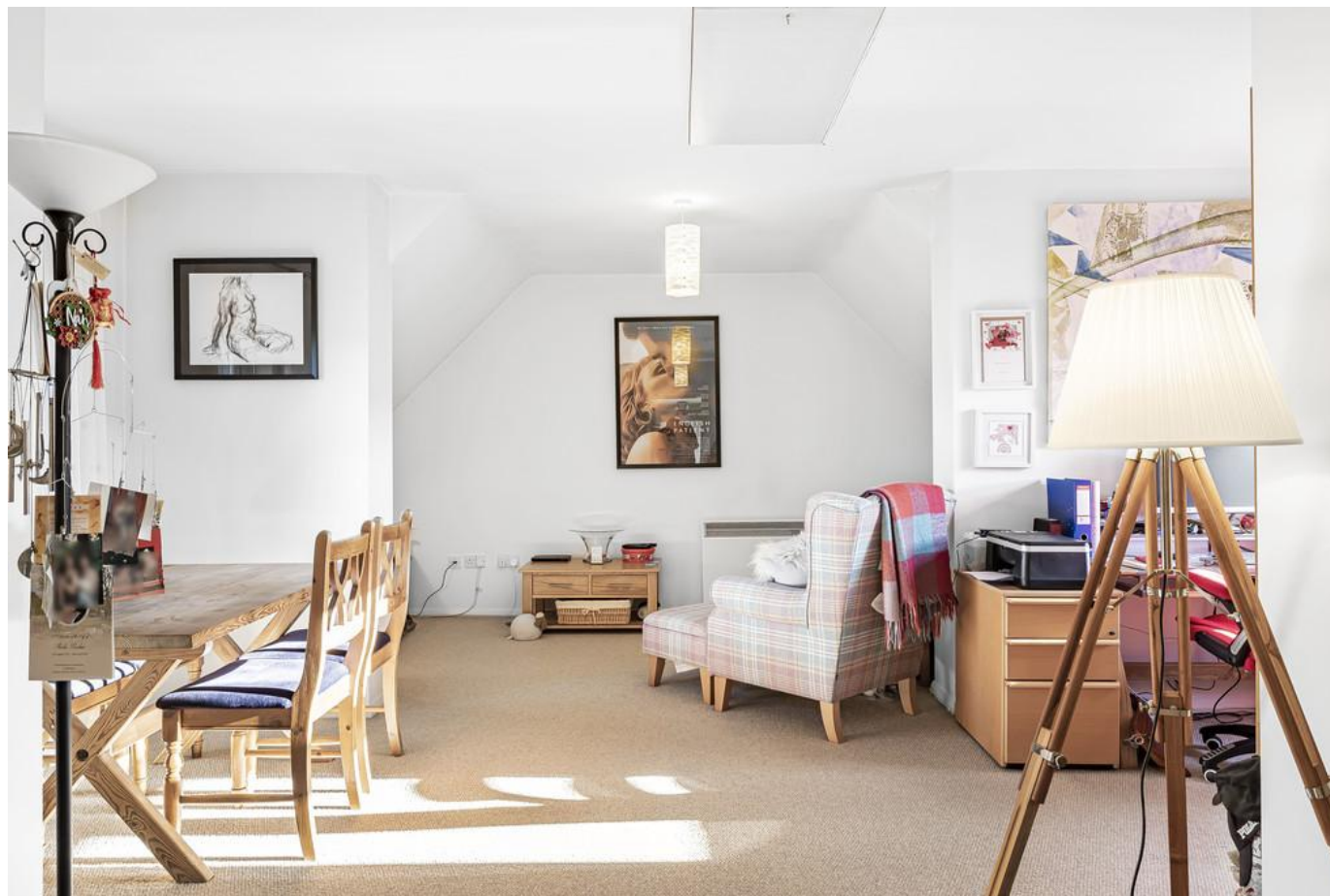




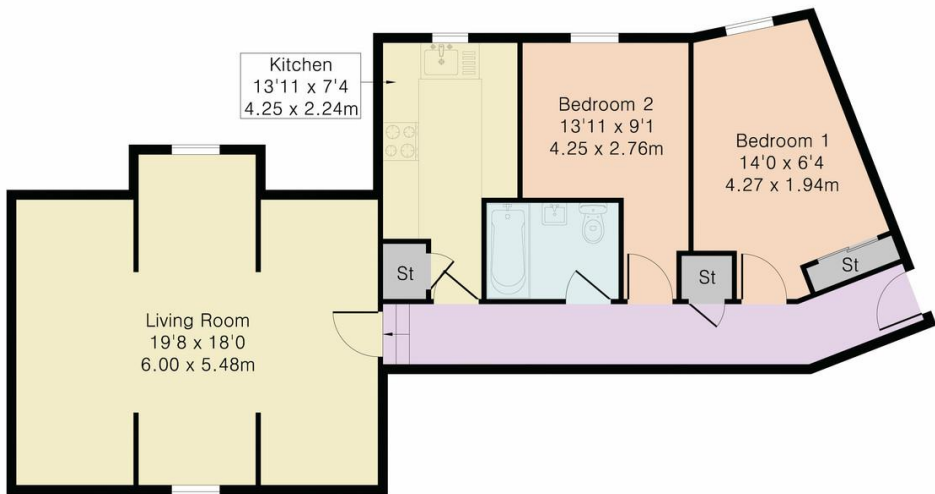
Steven Oates are delighted to offer this stunning two bedroom second floor apartment which is situated in arguably one of Hertford's most sought-after riverside developments. This larger than average apartment benefits from a 21ft spacious reception room currently used as a living/dining room and space for a workspace, two double bedrooms, modern bathroom, allocated car parking space with additional visitors spaces, access to loft storage and communal gardens. Unfurnished and available end of January.







Approximate Gross Internal Area 793 sq ft – 74 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Although Pink Plan Ltd ensures the highest level of accuracy measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.