



## 6 Tallow Wharf Bircherley Green, Hertford, SG14 1FF

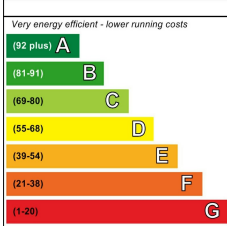
### ■ AVAILABLE WITH LANES LETTINGS

AVAILABLE MID-MAY! Lanes are pleased to offer this UNFURNISHED, RIVERSIDE VIEW one-bedroom apartment with a tasteful interior, situated on the FIRST FLOOR in this newly built, desired development. Located within the heart of Hertford, the town centre offers a variety of shops, restaurants, bars and great transport links.

Lea Wharf, an eagerly anticipated and truly breath-taking development consisting of just 98 one and two bedroom apartments situated on the banks of the River Lea. Lea Wharf has been designed to sympathetically integrate and embrace Hertford's historic architecture and design whilst providing beautiful living space within minutes' of Hertford's bustling town centre which plays host to a collection of exceptional restaurants and bars, a number of local and high-street stores, numerous supermarkets along with two mainline train stations offering easy access into the City.

# £1,550



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

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

