



15 Dolphin Yard | Hertford | SG14 1DR

£2,350 pcm

An exceptional 2 bedroom furnished or unfurnished, landlord is flexible duplex apartment in a prestigious gated riverside development, Dolphin Yard nestles on the banks of the River Lea & occupies a prime location in Hertford. This unique apartment offers amazing views from the open plan living space with vaulted ceiling, 6 metre high windows & balcony overlooking the river, fitted out to the highest specification with oak flooring, app controlled heating, integrated Miele appliances & 2 bathrooms, one with digital TV. The apartment also comes with secure allocated parking, EPC band- C. Council tax band - D. Deposit will be equal to one month rent.

- Exceptional Furnished or unfurnished apartment
- Prime riverside location
- 2 Bedrooms
- 2 Bathrooms (one with digital TV)
- Prestigious gated development



Property Description

An exceptional 2 bedroom furnished or unfurnished, landlord is flexible duplex apartment in a prestigious gated riverside development, Dolphin Yard nestles on the banks of the River Lea & occupies a prime location in Hertford. This unique apartment offers amazing views from the open plan living space with vaulted ceiling, 6 metre high windows & balcony overlooking the river, fitted out to the highest specification with oak flooring, app controlled heating, integrated Miele appliances & 2 bathrooms, one with digital TV. The apartment also comes with secure allocated parking, EPC band- C. Council tax band - D. Deposit will be equal to one

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

BATHROOM

9' 2" x 5' 5" (2.79m x 1.65m)

BEDROOM 1

10' 11" x 10' 6" (3.33m x 3.2m)

EN-SUITE SHOWER ROOM

BEDROOM 2

10' 11" x 6' 11" (3.33m x 2.11m)

FIRST FLOOR LANDING

LOUNGE/DINING

16' 3" x 14' 3" (4.95m x 4.34m)

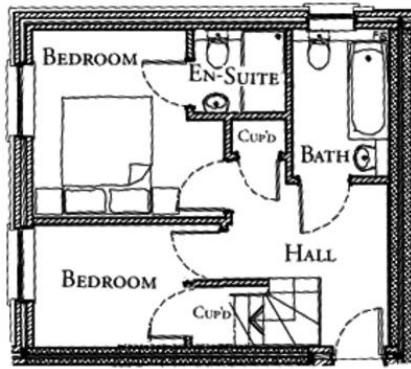
BALCONY

KITCHEN

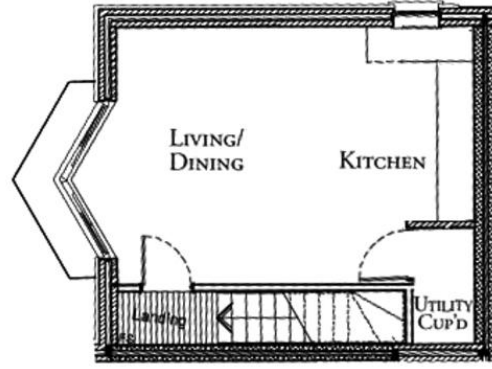
14' 3" x 6' 10" (4.34m x 2.08m)

GATED SECURE PARKING SPACE





UPPER GROUND FLOOR



FIRST FLOOR

Council Tax Band

D

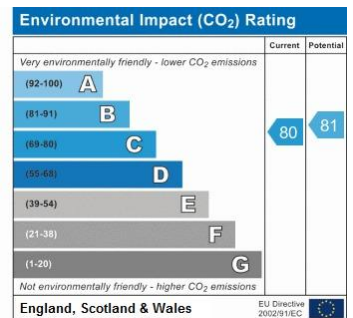
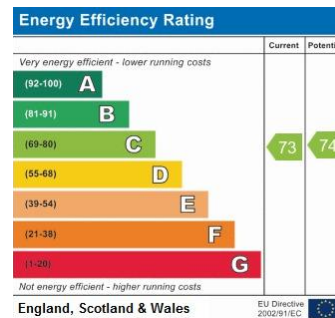
Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements