



The Waterfront, SG14 1SD
Hertford





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Kings group are DELIGHTED to bring to market this ONE BEDROOM GROUND FLOOR FLAT for sale within a stones throw from Hertford town centre.

The ground floor of the property is comprised of a great sized Kitchen / Lounge. Complimented within the Kitchen is an integrated Fridge Freezer, Dishwasher, Oven and Washer Dryer. The master bedroom is of a good size and the practical bathroom can be found directly opposite the bedroom. The property also has allocated parking within the underground gated car park which is only accessed by the residents.

The Waterfront offers a new owner massive pros with the property being located just 0.08 miles from Hertford East Railway Station and 0.77 miles from Hertford North Railway Station, access into London via public transport is very easy. The property also benefits from being walking distance to Hertford's Town Centre which offers an abundance of supermarkets, banks, restaurants and other high street shops all just a stones throw away.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£249,995



- ONE BEDROOM GROUND FLOOR FLAT
- ALLOCATED UNDERGROUND PARKING
- INTERNALLY BRIGHT
- CATCHMENT AREA OF GREAT LOCAL PRIMARY AND SECONDARY SCHOOLS
- 2 MINUTE WALK FROM HERTFORD EAST TRAIN STATION

Kitchen Lounge 23'97 x 10'80 (7.01m x 3.05m)

Double glazed windows to front aspect, Single radiators, Stripped wood flooring, Roll top work surfaces with granite effect, Integrated cooker, Electric hob, Electric oven, Double trainer unit, Integrated fridge, Integrated washing machine, Integrated washing machine, Phone point, TV areal point, Power points.

Bedroom 13'82 x 9'37 (3.96m x 2.74m)

Double glazed window to front aspect, Double radiator, Carpeted flooring, Built-in wardrobes, Phone point, TV areal point, Power points.

Bathroom 5'98 x 7'64 (1.52m x 2.13m)

Single radiator, Tiled flooring, Panel enclosed bath with shower attached, Mixer tap wash basin, Low level WC.

Entrance hall 10 x 4'2 (3.05m x 1.27m)

- *CHAIN FREE*
- WELL PRESENTED THROUGHOUT
- 106 YEAR LEASE LENGTH
- STONES THROW AWAY FROM HERTFORD TOWN CENTRE
- COUNCIL TAX BAND C

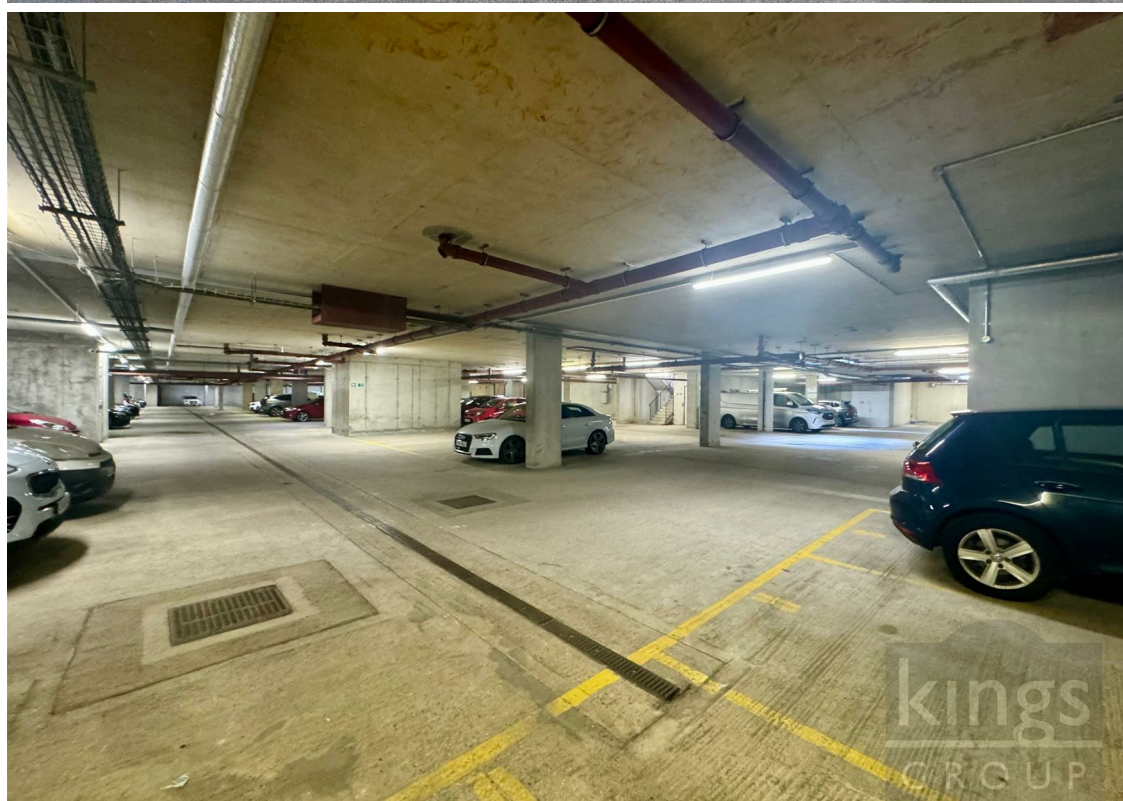




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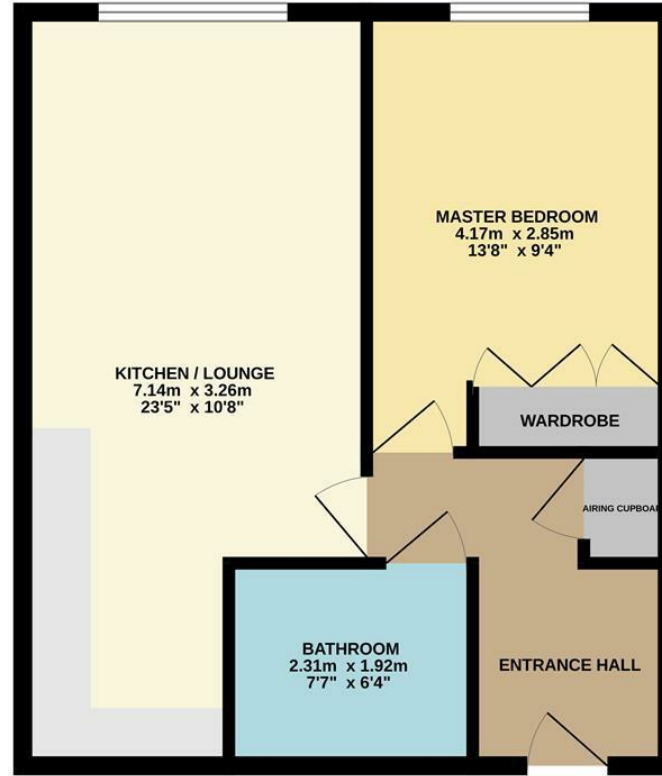
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA : 43.6 sq.m. (470 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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