



The Waterfront, SG14 1SD  
Hertfordshire





# The Waterfront, SG14 1SD

Kings Group Hertford are delighted to offer this CHAIN FREE one bedroom top floor apartment for sale in the ever popular Waterfront Development.

This immaculate flat is an ideal purchase for any first time buyer looking for a ready to move into flat or any investor looking to add a fantastically located property into their portfolio. 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.

This beautiful apartment comprises of entrance hall, spacious master bedroom, large open plan lounge/kitchen diner and family bathroom. In addition the property also comes with a PRIVATE 34FT WIDE BALCONY, entry phone system, two storage cupboards, fitted wardrobe, 107 YEAR LEASE, underground parking, lift access and scenic views. To avoid missing out please contact us on 01992 586 570.

£289,995



- ONE BEDROOM TOP FLOOR APARTMENT
- 107 YEARS REMAINING ON THE LEASE
- UNDERGROUND PARKING SPACE
- 0.08 MILES FROM HERTFORD EAST STATION
- COUNCIL TAX BAND C

- LEASEHOLD
- LARGE PRIVATE BALCONY
- LIFT ACCESS
- CLOSE TO LOCAL SHOPS AND AMENITIES
- EPC RATING C

**Lounge / Diner / Kitchen 22'52 x 14'98 (6.71m x 4.27m)**

Double glazed window at front aspect, Double radiator, Laminate flooring, Phone point, TV aerial point, Power points, Spotlights, Air con, Double glazed door leading onto balcony, Single radiator, Tiled splash backs, Granite effect work surfaces, Integrated Oven with electric hob, Sink with drainer unit, Integrated fridge freezer, Integrated washing machine, Integrated dishwasher.

**Bathroom 5'52 x 7'12 (1.52m x 2.13m)**

Single radiator, Tiled flooring, Part tiled walls, Extractor fan, Panel enclose bath with thermostatically controlled shower, Low level WC, Wash basin with mixer tap and vanity unit under, Spotlights.

**Master Bedroom 8'73 x 14'73 (2.44m x 4.27m)**

Double glazed window at front aspect, Double radiator, Laminate flooring, Built in wardrobes, TV aerial point, Power points, Air con, Double glazed door leading onto balcony.

**Balcony 6'3 x 34'5 (1.91m x 10.49m)**

Double access from Lounge and Master bedroom, Scenic views, Sun-filled.



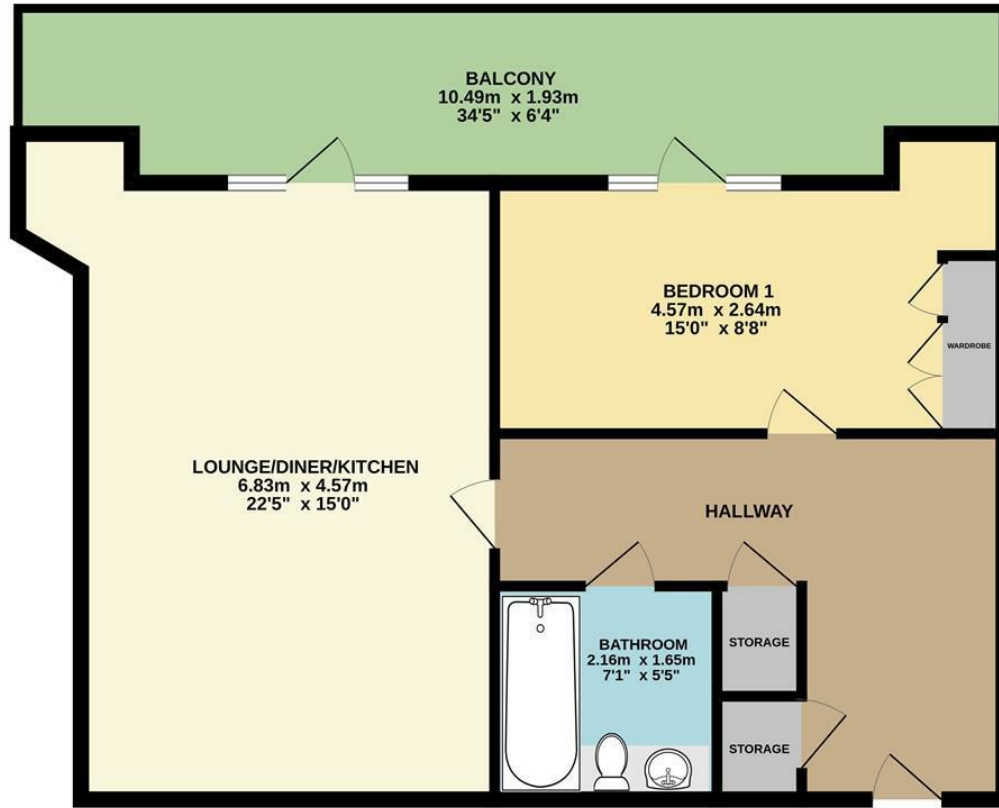






# GROUND FLOOR

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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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