



**The Waterfront, Hertford, SG14 1SD**

## Welcome to The Waterfront, Hertford

Welcome to this meticulously presented ground floor apartment, offering a luminous and expansive atmosphere. Boasting two double bedrooms, the master bedroom has fitted wardrobes and en-suite bathroom. The open plan kitchen/living area is equipped with built-in appliances, creating a contemporary and functional space. Additional features include underground parking, visitor parking, and ample storage throughout the property. Situated within walking distance to Hertford East train line, Hertford Town centre, and Hartham Common, this residence provides both convenience and accessibility. With the added advantage of a long lease, a separate family bathroom, and catering to the needs of first-time buyers and those downsizing, this property stands as an ideal choice for comfortable and stylish living.



## -Accommodation Overview-

### Entrance Hall:

Storage cupboard, laminate flooring, radiator.

### Open Plan Kitchen/Living Room:

Double glazed window to front aspect, laminate flooring, spot lighting, radiator.

### Kitchen Area:

Range of wall and base units with work surface over, one hand half bowl stainless steel sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, spot lighting.

### Bedroom One:

15' 5" x 10' 5" ( 4.70m x 3.17m )

Double glazed window to front aspect, fitted wardrobes, carpet, radiator.

### En-Suite Bathroom:

Three piece suite comprising of panel enclosed bath with shower over and screen, wash hand basin with mixer tap over, WC, wall mounted mirror, spot lighting.

### Bedroom Two:

Double glazed window to front aspect, carpet, radiator.

### Shower Room:

Shower cubicle with shower over, wash hand basin with mixer tap, WC.

## -Exterior-

### Parking:

One underground allocated parking space and one visitor space.



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## Welcome To The Waterfront

- Two Bedroom, Two Bathroom GROUND FLOOR Apartment
- Family Bathroom & En-Suite Shower Room
- Underground Parking Space & Visitor Bays
- Open Plan Lounge/Kitchen
- Short Walk To Hertford Town Centre & Local Shops
- Beautiful Walks Across Hartham, Ware & Bengoe
- Modern Fitted Kitchen
- Long Lease

Tenure: Leasehold EPC Rating: C

Guide

**£285,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HFD107274 - 0004

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