



Dolphin Yard, Hertford, SG14 1DR

Welcome to Dolphin Yard, Hertford

A rare opportunity to acquire this larger-than-average, well-proportioned two-bedroom, two-bathroom ground floor apartment, set within a sought-after private and gated development in the heart of Hertford town centre. This beautifully presented home boasts a modern, recently fitted kitchen, a bright and spacious front-facing living room with large, double-glazed windows offering stunning river views, and two generous double bedrooms, including a master with an en-suite. A separate family bathroom adds to the convenience of the layout. Perfect for both first-time buyers and downsizers, this exceptional apartment benefits from a long lease, allocated parking, full double glazing, and central heating. Ideally situated within walking distance to local shops, excellent schools, and both Hertford North & East railway stations, this property offers an unbeatable combination of space, style, and location.



-Accommodation Overview-

Communal Entrance:

Stairs up to private front door.

Entrance Hall:

Entry phone system, spot lighting, storage cupboard.

Living / Dining Room:

12' 5" max x 10' 9" max (3.78m max x 3.28m max)

Double glazed window to front with views across the beautiful river, spot lighting,

Kitchen:

10' 9" x 7' 4" (3.28m x 2.24m)

Fitted wall and floor units with work surface over, sink with mixer tap over, four ring hob with extractor canopy over, built in oven, fridge freezer, dishwasher and washing machine, spot lighting, radiator, double glazed window to side aspect.

Bedroom One:

12' 2" x 10' 5" (3.71m x 3.17m)

Double glazed window to side aspect, storage cupboard, spot lighting, door leading to en-suite shower room:

En-Suite Shower Room:

Walk in shower with shower over, wash hand basin, obscure double-glazed window to side, tiled throughout.

Bedroom Two:

10' 11" x 10' 9" (3.33m x 3.28m)

Double glazed window to side aspect, radiator.

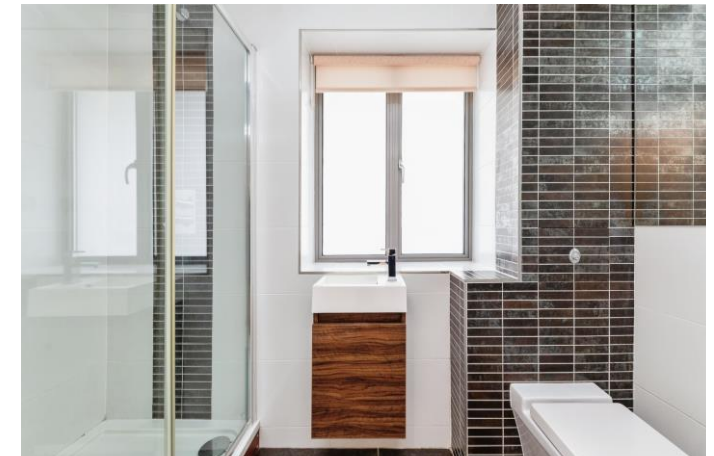
Bathroom:

Three-piece suite comprising of bath with mixer tap over and rainfall shower, wash hand basin, WC, chrome heated towel rail, tiled walls, tiled floor, obscure double-glazed window.

-Exterior-

Parking:

Allocated parking for one car via secure gated car park.



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Welcome to

Dolphin Yard, Hertford

- Two Bedroom Apartment
- Quiet Riverside Development
- Beautiful Views Across Hertford
- Long Lease
- Offered Chain Free
- En-Suite Shower Room & Family Bathroom
- Moments Walk Into Town Centre & Transport Links

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers Over

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFD107735 - 0002

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