



Conrads Yard, Hertford SG14 1QY

welcome to

Conrads Yard, Hertford

****A well presented Two Bedroom, Two Bathroom Top Floor Apartment with Balcony & River Views In Prime Hertford Location**. This bright and spacious top floor apartment offers contemporary living in an unbeatable location. Beautifully presented throughout.**



-Accommodation Overview-

Entrance Hall:

Storage cupboard.

Open Plan Kitchen / Lounge:

17' 9" x 12' 6" (5.41m x 3.81m)

Sliding patio doors leading to private balcony, carpet, underfloor heating, opens to kitchen.

Kitchen Area:

Fitted wall and base units with work surface over, single sink unit with taps over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated dishwasher, space for microwave, spot lights.

Bedroom One:

17' 11" x 9' 10" (5.46m x 3.00m)

Double glazed window, carpet. Door to en-suite shower room.

En-Suite Shower Room:

Shower cubicle with glass doors and wall mounted shower unit, chrome heated towel rail, WC, mirror.

Bedroom Two:

9' 3" x 8' 8" (2.82m x 2.64m)

Double glazed window, fitted wardrobes, carpet.

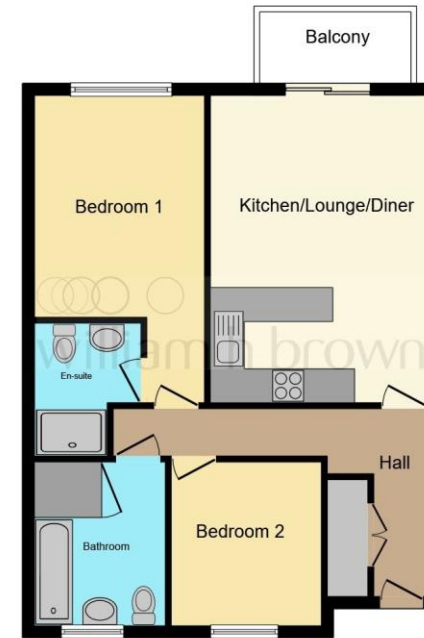
Bathroom:

Three piece suite comprising of panel enclosed bath with taps and shower attachment over, wash hand basin, WC, partly tiled walls, obscure double glazed window.

-Exterior-

Parking:

One allocated parking space.



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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welcome to

Conrads Yard, Hertford

- Two Bedroom, Two Bathroom Top Floor Apartment
- Open Plan Living - Great For Entertaining
- Fitted Kitchen
- En-Suite Shower Room To Bedroom One
- Family Fitted Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1637.77

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107851 - 0002

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