



**Barleycroft, Waterford, HERTFORD, SG14 2QB**

**Welcome to**

## **Barleycroft, Waterford, HERTFORD**

A beautifully presented and particularly spacious two double bedroom first-floor (top floor) apartment, offering bright and comfortable living throughout. The property features a generous, larger-than-average reception room with double-glazed sliding doors opening onto a charming Juliette balcony.



## -Accommodation Overview-

### Entrance Hall:

Two storage cupboards, airing cupboard, electric heater.

### Lounge / Diner:

16' 7" max x 10' 7" max (5.05m max x 3.23m max)  
Sliding doors leading to Juliette balcony, feature fireplace, laminate flooring, electric heater.

### Kitchen:

8' 9" x 8' 9" (2.67m x 2.67m)

Fitted wall and floor units with work surface over, sink unit with mixer tap over, electric hob with oven beneath and extractor canopy over, plumbing and space for washing machine, space for fridge freezer, breakfast bar, double glazed window to front aspect.

### Bedroom One:

12' 5" x 11' 2" (3.78m x 3.40m)

Double glazed window to rear aspect, carpet, electric heater.

### Bedroom Two:

11' 2" in recess x 8' 9" (3.40m in recess x 2.67m)

Double glazed window to front aspect, carpet, electric heater.

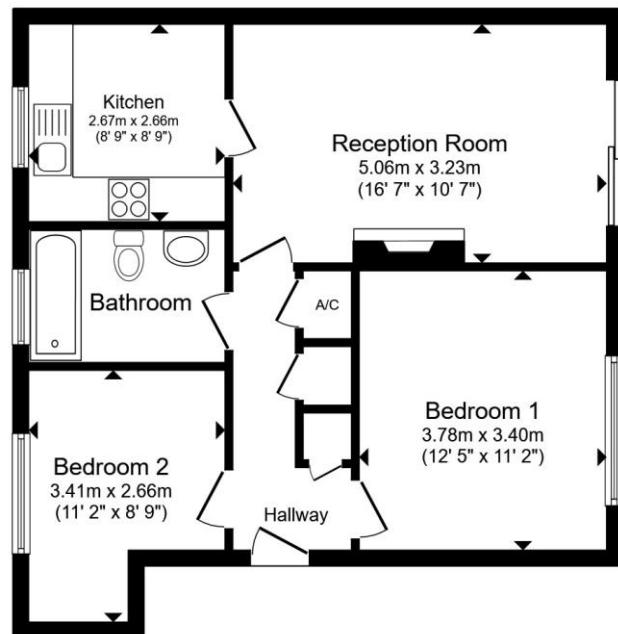
### Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, pedestal wash hand basin, WC, tiled walls, tiled flooring, chrome heated towel rail, obscure double-glazed window.

## -Exterior-

### Outside Space:

Decking area, pots and plants.



Total floor area 56.9 m<sup>2</sup> (613 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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# Welcome to Barleycroft, Waterford

## HERTFORD

- Well Presented Two Double Bedroom Apartment
- Outside Space
- Sought After Village Location
- Fitted Kitchen & Bathroom
- Lounge With Juliette Balcony
- Un-Allocated Residents Parking

**Tenure: Leasehold**

**EPC Rating: D**

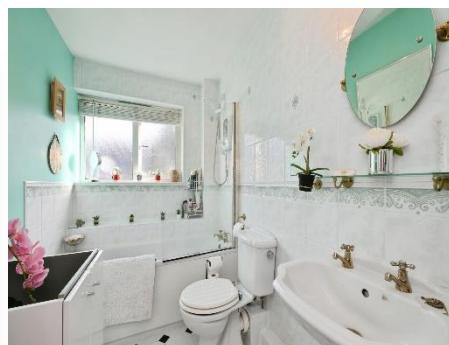
**Council Tax Band: C**

**Service Charge: £1,100.00 Yearly**

**Ground Rent: £10.00 Yearly**

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Jul 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£270,000**



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Property Ref:  
HFD108047 - 0002

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