

shepherds

A better home  
moving experience



## 18 Dolphin Yard

Hertford, SG14 1DR

Price Guide £425,000



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Stairs up to private front door.

## Entrance Hall:

Recessed spot lights, cupboard, entry phone system, opening and doors to:

## Living/Dining Room:

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

Double glazed window to front and recessed spotlights.

## Kitchen:

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

Fitted with a range of contemporary base and wall mounted units with contrasting worksurface incorporating sink with mixer tap and drainer, four ring hob with extractor fan over, built in oven, fridge, freezer, dishwasher and washing machine, recessed spot lights and double glazed window to side.

## Bedroom One:

12'2 x 10'5 (3.71m x 3.18m)

Double glazed window to side, cupboard, recessed spot lights and door to:

## Ensuite:

Low level WC, wash hand basin with mixer tap, walk in shower, opaque double glazed window to side and tiled throughout.

## Bedroom Two:

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

Double glazed window to side and cupboard.

## Bathroom:

Low level WC, wash hand basin with mixer tap, bath with mixer tap and separate rainfall shower head

above, opaque double glazed window to side, chrome heated towel rail and tiled throughout.

## Parking:

Allocated parking for one car via secure gated car park.

## Tenure:

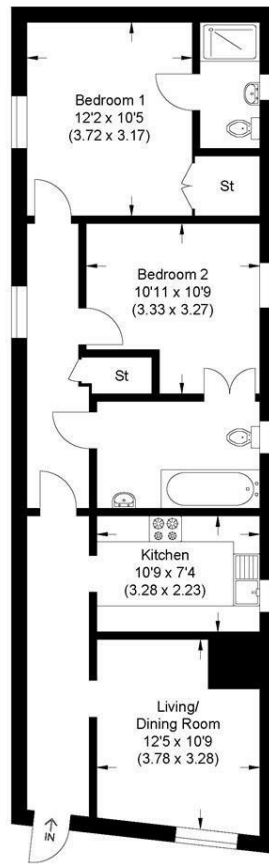
Leasehold - 125 years from 24 June 2010. 112 years remaining.

Ground Rent - £300 per annum

Service Charge - £1,979.00 per annum



## Floor Plan



Approximate Gross Internal Area  
67.0 sq m / 721.18 sq ft

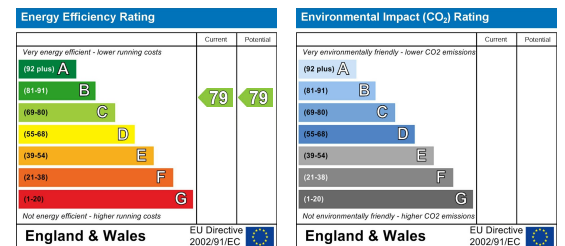
First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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