

shepherds

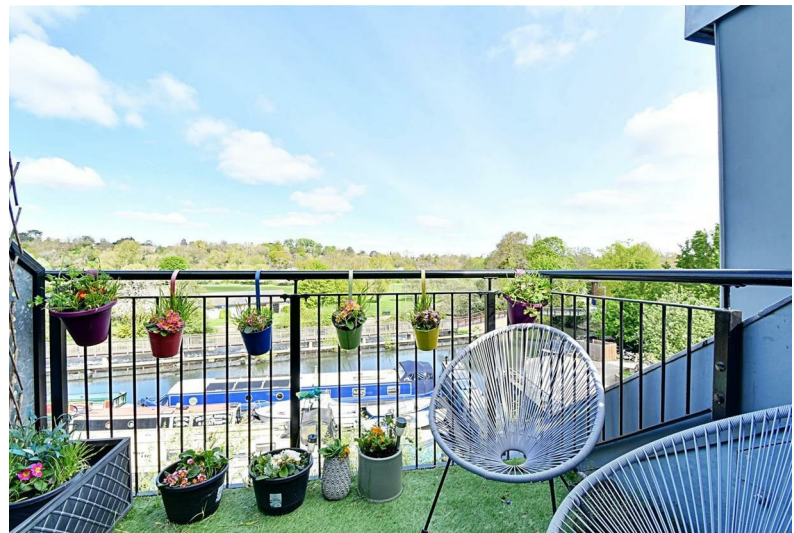
A better home
moving experience



91 The Waterfront

Hertford, SG14 1SE

Price Guide £350,000



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Communal Entrance:

Communal entrance hall accessed via video entry phone system with stairs and lift to second floor with private front door into:

Entrance Hall:

Wood flooring, radiator, coving, access to loft space, airing cupboard housing boiler and doors to:

Living Room:

14'4 x 14'2 (4.37m x 4.32m)

Double glazed door opening onto the private balcony, wood flooring, recessed spotlights, radiator and open plan to:

Kitchen/Diner:

19'11 x 8'3 (6.07m x 2.51m)

Double glazed window to rear with river views, wood flooring, radiator, coving, recessed spot lights, fitted with a range of base and wall units with work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel double oven with separate hob and extractor hood, integrated slimline dishwasher, washing machine and fridge freezer.

Balcony:

8'2 x 6'6 (2.49m x 1.98m)

Private balcony offering stunning views over Hartham Common and the river.

Bedroom One:

13'10 x 9'1 (4.22m x 2.77m)

Double glazed window to front, wood flooring, coving, radiator, built in wardrobes and door to:

En-Suite Shower Room:

7'8 x 4'5 (2.34m x 1.35m)

Opaque double glazed window to front, recessed spot lights, extractor, radiator, tiled flooring, wall mounted wash hand basin with mixer tap, low level WC, shower cubicle, shaver point.

Bedroom Two:

15'11 x 7'5 (4.85m x 2.26m)

Double glazed window to front, wood flooring and radiator.

Bathroom:

7'1 x 6'4 (2.16m x 1.93m)

Recessed spot lights, extractor, low level WC, wall mounted wash hand basin, panel enclosed bath with mixer tap and separate shower over with glass screen, tiled walls in suite area and tiled flooring, radiator.

Tenure:

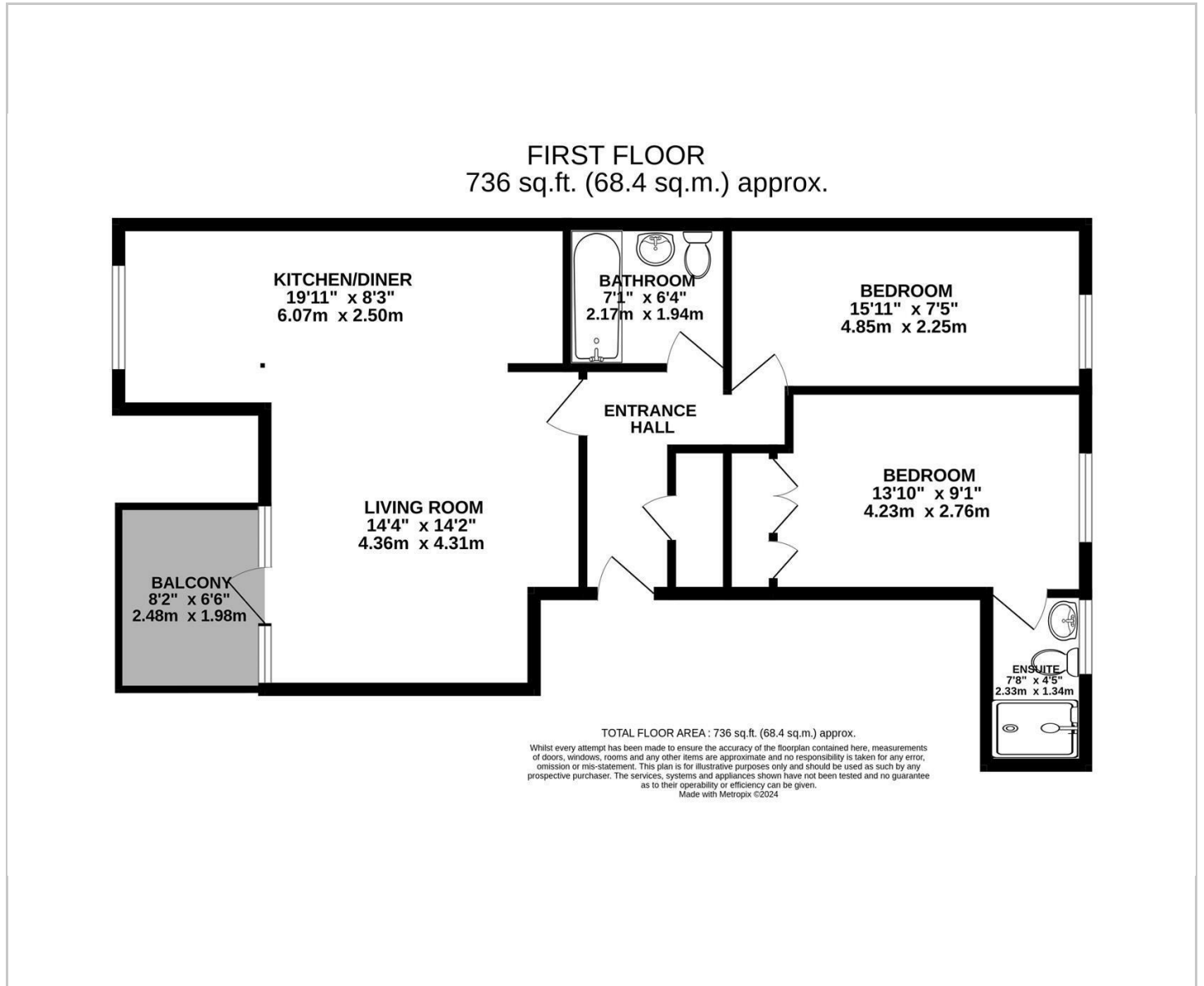
Leasehold: 125 years from 1 January 2006. 106 years remaining.

Ground Rent: £200 pa

Service Charge: £2,450 pa



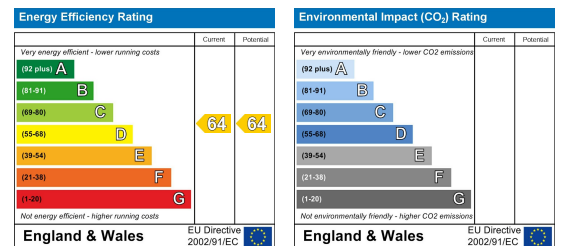
Floor Plan



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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