

Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321



Ground Floor One Bedroom Flat

Walking Distance to Town Centre and Hertford East Train Station

Approximately £2107.72 per Annum Service

Allocated Underground Parking Space

Long Lease. 107 years Remaining

£200 Ground Rent



38 The Waterfront Hertford, SG14 1SD

Offers in the Region Of £259,995

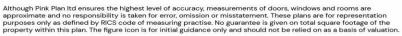
Thomas Childs & Co are delighted market this ground floor one bedroom set within the Waterfront development next to Hertford East Train Station, the River and Hartham Park. The property is also walking distance to Hertford Town centre. The accommodation offers a hallway with storage, a generous open plan living room.kitchen, a large double bedroom and a family bathroom. There is a allocated underground parking space. The property has been tenanted in recent years. Please contact the office for rental prices should you be a rental investor. Contact 01992 721 321 to organise a viewing

Approximate Gross Internal Area 486 sq ft - 45 sq m



Ground Floor













Rules on letting this property

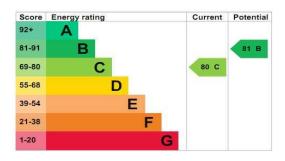
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D the average energy score is 60