

THOMAS CHILDS & CO

ESTATE AGENTS

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Ground Floor One Bedroom Flat

Allocated Underground Parking Space

Walking Distance to Town Centre and Hertford East Train Station

Long Lease. 107 years Remaining

Approximately £2107.72 per Annum Service

£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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

38, The Waterfront HERTFORD SG14 1SD	Energy rating C	Valid until: 5 April 2029 Certificate number: 0686-2827-6842-9401-6035
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Property type	Ground-floor flat
Total floor area	45 square metres

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-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		