

50 Tallow Wharf, Bircherley Green, Hertford  
SG14 1FF  
Asking Price £425,000



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## 50 Tallow Wharf Bircherley Green, Hertford, SG14 1FF

**\*\*ALLOCATED PARKING SPACE INCLUDED\*\***

An exceptional opportunity to acquire this beautifully presented two-bedroom, two-bathroom fourth floor warehouse-style apartment, forming part of the highly sought-after Lea Wharf development, perfectly positioned in the heart of the historic town centre. Finished to an impressive specification throughout, the property combines contemporary design with high-quality materials, creating a stylish and comfortable living environment. The accommodation comprises a spacious open plan living area with a sleek, fully fitted kitchen featuring high-end German appliances, ideal for both everyday living and entertaining. There are two well-proportioned double bedrooms, including a principal bedroom with a modern en-suite shower room, in addition to a separate, beautifully appointed family bathroom. Further benefits include access to a communal sun terrace, providing an attractive outdoor space for residents, along with the significant advantage of an allocated parking space an increasingly rare feature in such a central location. Offered to the market chain free, this outstanding apartment is ideal for first-time buyers, professionals, or investors seeking a premium home in a prime setting. Early viewing is highly recommended.

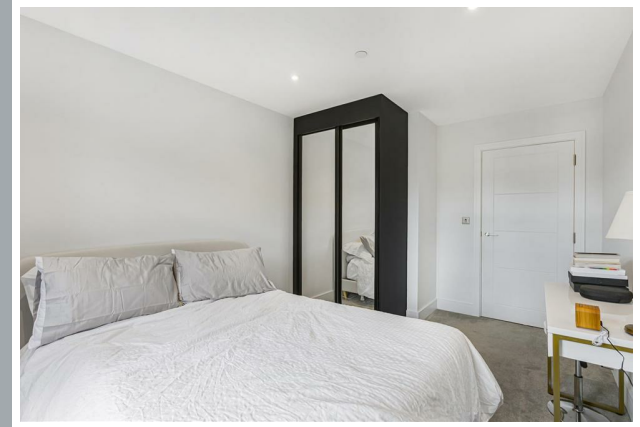
Lea Wharf is an exciting regeneration of the former Bircherley Green section of Hertford's historic town centre. This landmark, warehouse inspired development sits directly on the River Lea with new eateries, complimenting the wider town centre, which also offers an array of shops, restaurants and bars. Both Hertford East and Hertford North are close by offering regular services to London's Liverpool Street, Moorgate and Kings Cross.



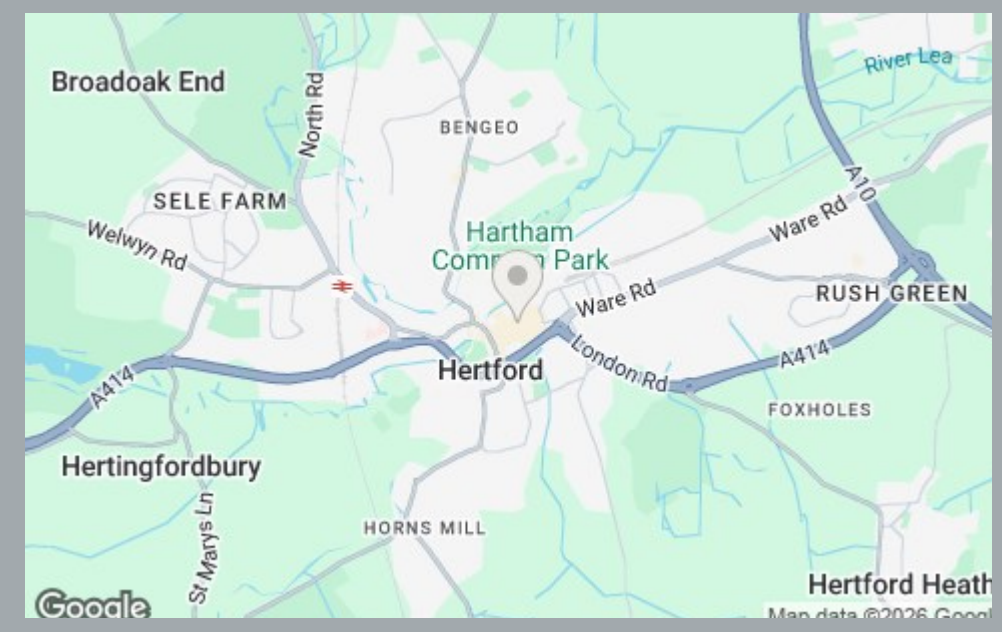
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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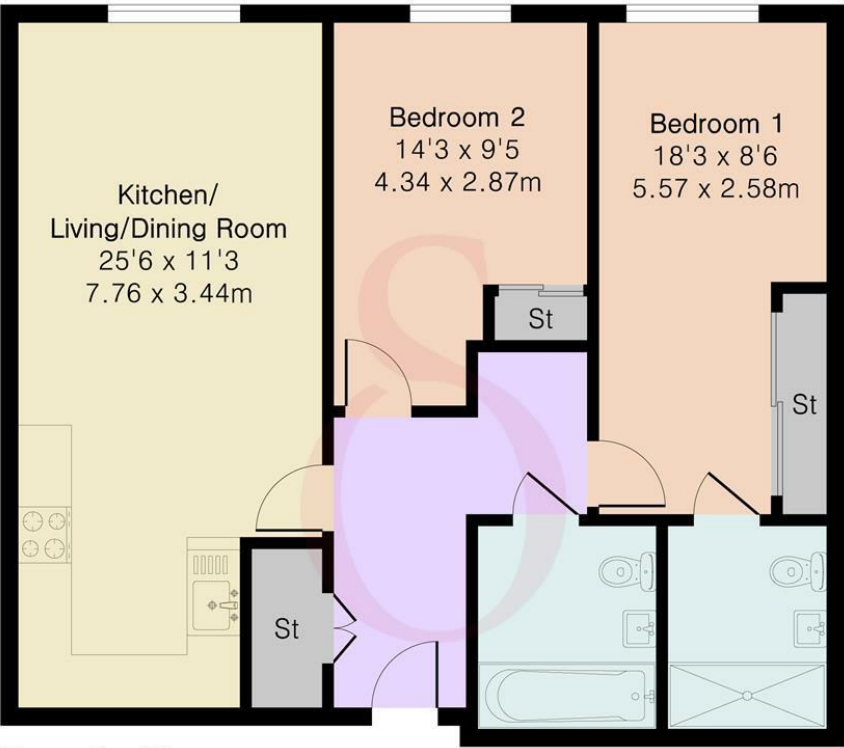


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Approximate Gross Internal Area 774 sq ft - 72 sq m



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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