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13 Tallow Wharf Bircherley Green, Hertford, SG14 1FF

£390,000

This beautifully presented two-bedroom, two-bathroom first floor apartment offers approximately 753sq ft of exceptionally well maintained accommodation within the sought after Tallow Wharf development, completed in 2023.

Finished to a high specification and presented to near new condition, the apartment benefits from an allocated parking space, a spacious open plan kitchen/ living/ dining area, two generous bedrooms an en-suite to the principle bedroom. A family bathroom and excellent built-in storage. Further upgrades also include a water softener.

The property is offered chain-free and further benefits from an EPC B rating, approximately 996 years remaining on the lease, peppercorn ground rent, concierge facilities, access to a landscaped communal rooftop garden exclusively for residents, and the remainder of its new-build warranty.

Tallow Wharf is ideally positioned in the heart of Hertford, within easy reach of a wide selection of shops, restaurants, cafes and leisure facilities. Both Hertford East and Hertford North stations are within walking distance, providing excellent rail connections into London.



Entrance

Lounge/ kitchen
25'3" x 11'0" (7.7 x 3.37)

Bedroom one
8'2" x 18'0" (2.5 x 5.5)

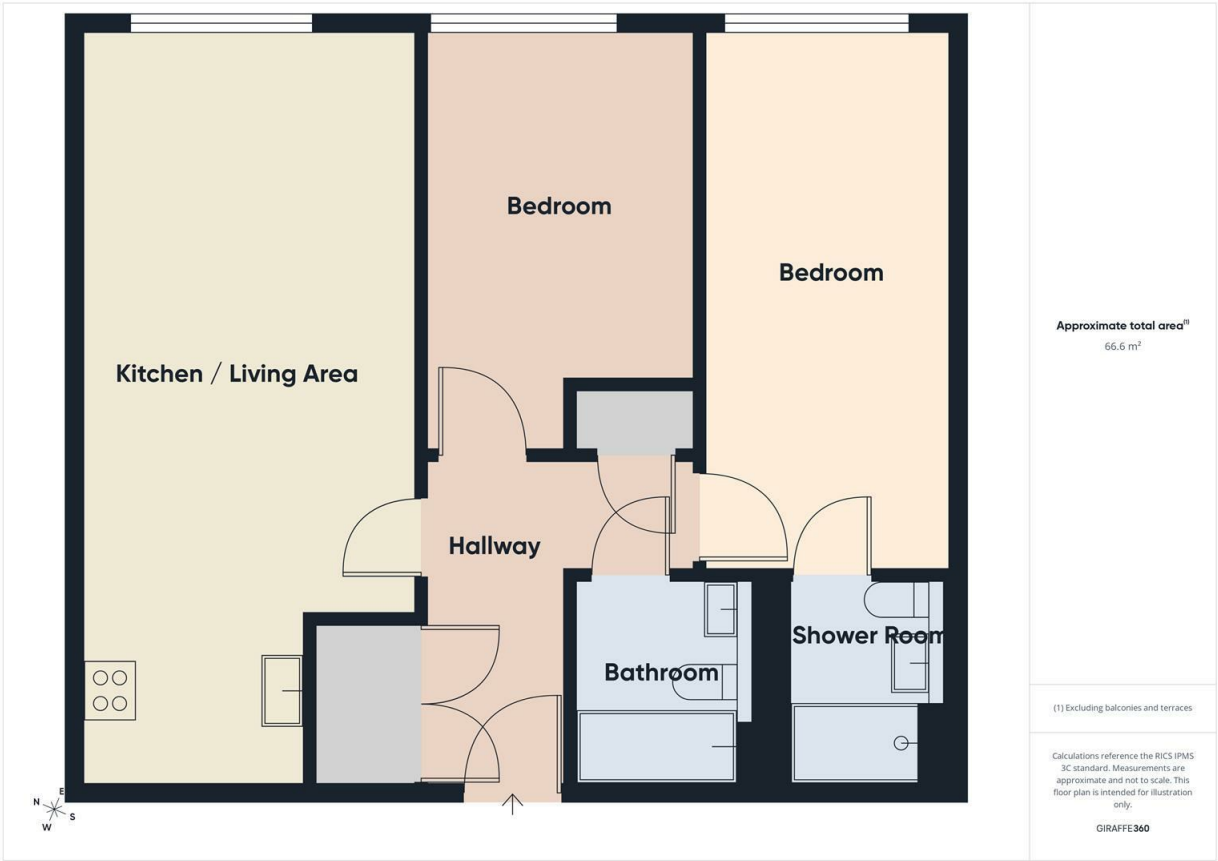
En-suite

Bedroom two
8'6" x 14'1" (2.6 x 4.3)

Bathroom

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

