

shepherds
A better home moving experience

3 Dolphin Court Mill Road

Hertford, SG14 1SN

Price Guide £520,000

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3 Dolphin Court Mill Road

Hertford, SG14 1SN

OFFERED CHAIN FREE and with SHARE OF THE FREEHOLD. Set within the historic former Dolphin Hotel in the heart of Hertford town centre, this immaculately presented two bedroom, two bathroom apartment offers something genuinely different, combining a high quality finish with its own private courtyard garden, garage and basement storage room.

The apartment has been beautifully finished throughout, with wooden herringbone flooring adding plenty of character to the main living space. At the heart of the property is the open plan kitchen, living and dining room, creating a bright and sociable space for everyday living and entertaining.

There are two generous double bedrooms, with the principal bedroom benefitting from its own en-suite shower room, alongside a well-appointed family bathroom. The same attention to detail and quality continues throughout the apartment, making the property completely turnkey.

A particularly unusual feature for such a central apartment is the private courtyard garden, providing its own outside space right in the middle of town. The property also benefits from a garage providing secure parking, as well as a separate basement storage room.

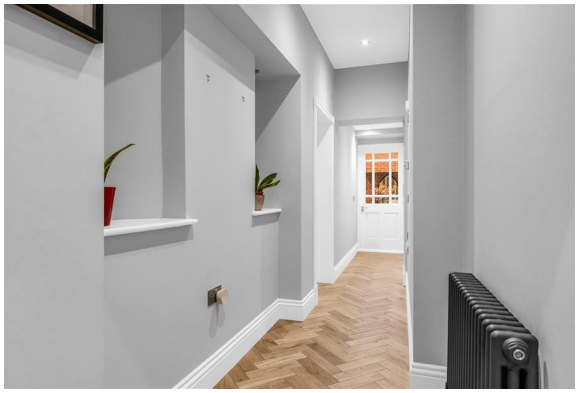
Dolphin Court occupies an excellent position in the heart of Hertford, with the town's shops, restaurants, bars and amenities quite literally on the doorstep. Both Hertford East and Hertford North stations are within easy walking distance, along with Hartham Common, The Meads and the River Lea.

Combining the character of a historic Hertford building with an immaculate modern finish, private outside space, parking and additional storage, this is certainly not your run-of-the-mill town centre apartment.

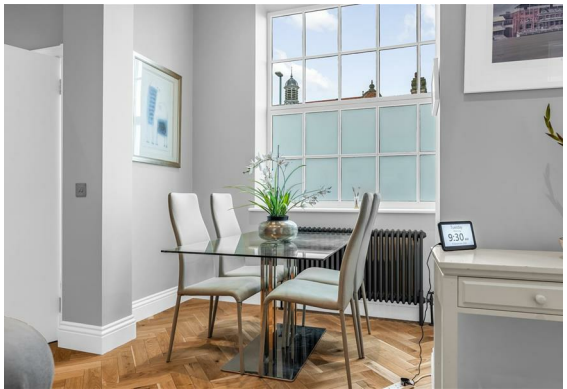


















- Historic former Dolphin Hotel - OFFERED CHAIN FREE
- Two double bedrooms
- Two bathrooms including en-suite
- Immaculately presented throughout
- Open plan kitchen/living/dining room
- Wooden herringbone flooring
- Private courtyard garden
- Garage providing secure parking
- Separate basement storage room
- Share of the Freehold

Tenure
Leasehold - 105 years remaining
Service Charge - £1,200 per annum
Ground Rent - £100 per annum







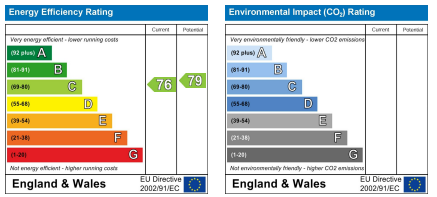
Floor Plan



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



Tenure

Leasehold - Share of Freehold

Council Tax Band:

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