

shepherds

A better home
moving experience



1 Tallow Wharf Bircherley Green

Hertford, SG14 1FF

Guide Price £375,000



New members
welcome

1 Tallow Wharf Bircherley

Hertford, SG14 1FF

Situated within one of Hertford's most impressive recent developments, this immaculately presented two bedroom, two bathroom apartment offers high specification accommodation in the heart of the town centre, just a short walk from both Hertford East and Hertford North stations.

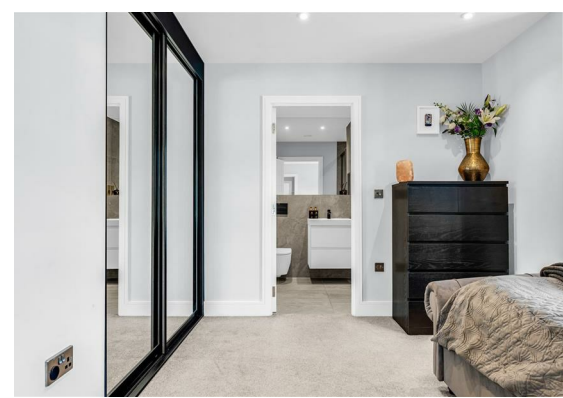
Built only three years ago, Tallow Wharf has quickly established itself as one of Hertford's premier apartment developments, combining contemporary living with exceptional convenience. Residents benefit from a concierge service, access to a stunning rooftop garden and a location that places the town's shops, restaurants, cafés and bars all within easy reach.

The apartment itself is presented in excellent condition throughout and offers spacious accommodation, centred around a large open plan kitchen, living and dining room which provides an ideal space for both everyday living and entertaining. There are two generous double bedrooms, with the principal bedroom benefitting from an en-suite shower room, whilst a separate family bathroom serves the remainder of the accommodation. A spacious entrance hall further enhances the feeling of space throughout.

Further benefits include a 996-year lease and the opportunity to obtain a parking permit within the development for £750 per annum.

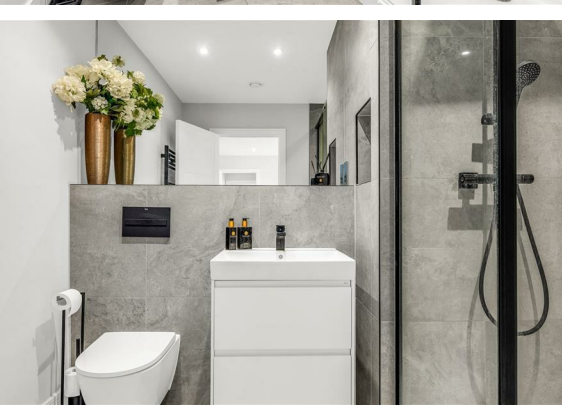
Offering a true turnkey opportunity in a prime Hertford location, this apartment is ideally suited to professionals, downsizers and buyers seeking modern town centre living.



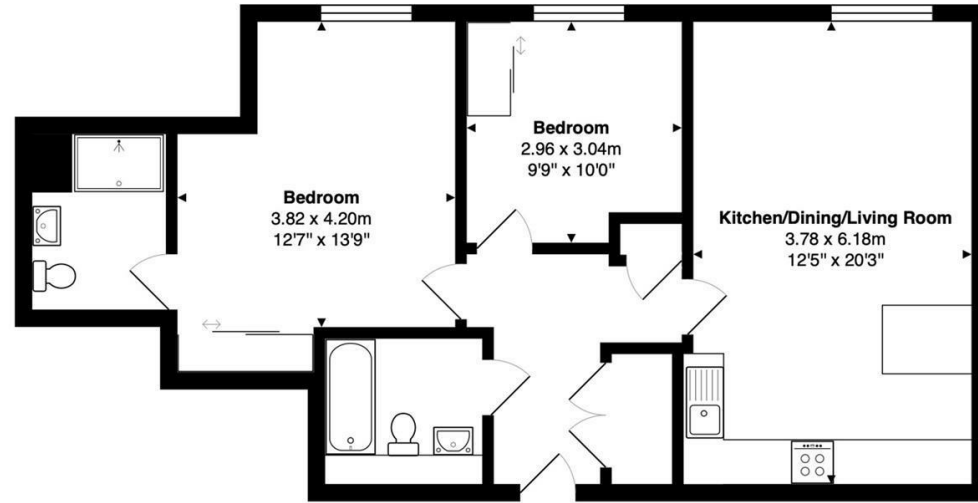


- Built approximately three years ago
- 996 year lease, zero ground rent and remaining 10-year structural warranty
- Two double bedrooms
- Two bathrooms including en-suite
- Large open plan kitchen/living/dining room
- Immaculately presented throughout
- Concierge service
- Residents' rooftop garden
- Parking permit available (£750 per annum)
- Short walk to Hertford East, Hertford North and town centre amenities

Tenure
Leasehold - 996 years remaining
Service Charge - £2,640 per annum
Ground Rent - Nil



Floor Plan



First Floor
Area: 69.6 m² ... 749 ft²

FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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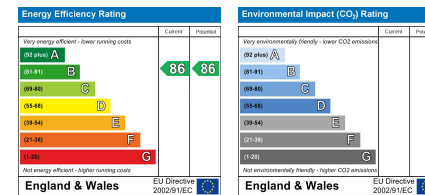
Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Leasehold

Energy Performance Graph



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