

## 14 Dolphin Yard | Hertford | SG14 1DR

£2,350 pcm

A luxury 2-bedroom duplex apartment in a prestigious gated riverside development, Dolphin Yard nestles on the banks of the River Lea & occupies a prime location in Hertford. This exceptional apartment offers amazing views from the living space with vaulted ceiling, 6-metre-high windows & balcony overlooking the river, fitted out to the highest specification with integrated Miele appliances, air conditioning, bathroom TV & Bose sound system. The property comes with secure allocated parking. available 20th April 2025 EPC band- C. Council tax band-D. Deposit will be equal to one month's rent

- Luxury duplex apartment
- Prime riverside location
- Master bedroom & guest bedroom
- 2 Bathrooms (one with digital TV)
- Prestigious gated development



## Property Description

A luxury 2-bedroom duplex apartment in a prestigious gated riverside development, Dolphin Yard nestles on the banks of the River Lea & occupies a prime location in Hertford. This exceptional apartment offers amazing views from the living space with vaulted ceiling, 6-metre-high windows & balcony overlooking the river, fitted out to the highest specification with integrated Miele appliances, air conditioning, bathroom TV & Bose sound system. The property comes with secure allocated parking, available 20th April 2025 EPC band- C. Council tax band-D. Deposit will be equal to one month's rent

### ENTRANCE HALL

### KITCHEN

8' 2" x 6' 1" (2.5m x 1.86m)

### BEDROOM

10' 4" x 10' 4" (3.15m x 3.15m)

### ENSUITE

5' 0" x 4' 5" (1.53m x 1.36m)

### GUEST BEDROOM/UTILITY

10' 4" x 6' 1" (3.16m x 1.86m)

### FIRST FLOOR

### MEZZANINE

8' 3" x 4' 7" (2.52m x 1.40m)

### LOUNGE

16' 9" x 16' 5" (5.12m x 5.02m)

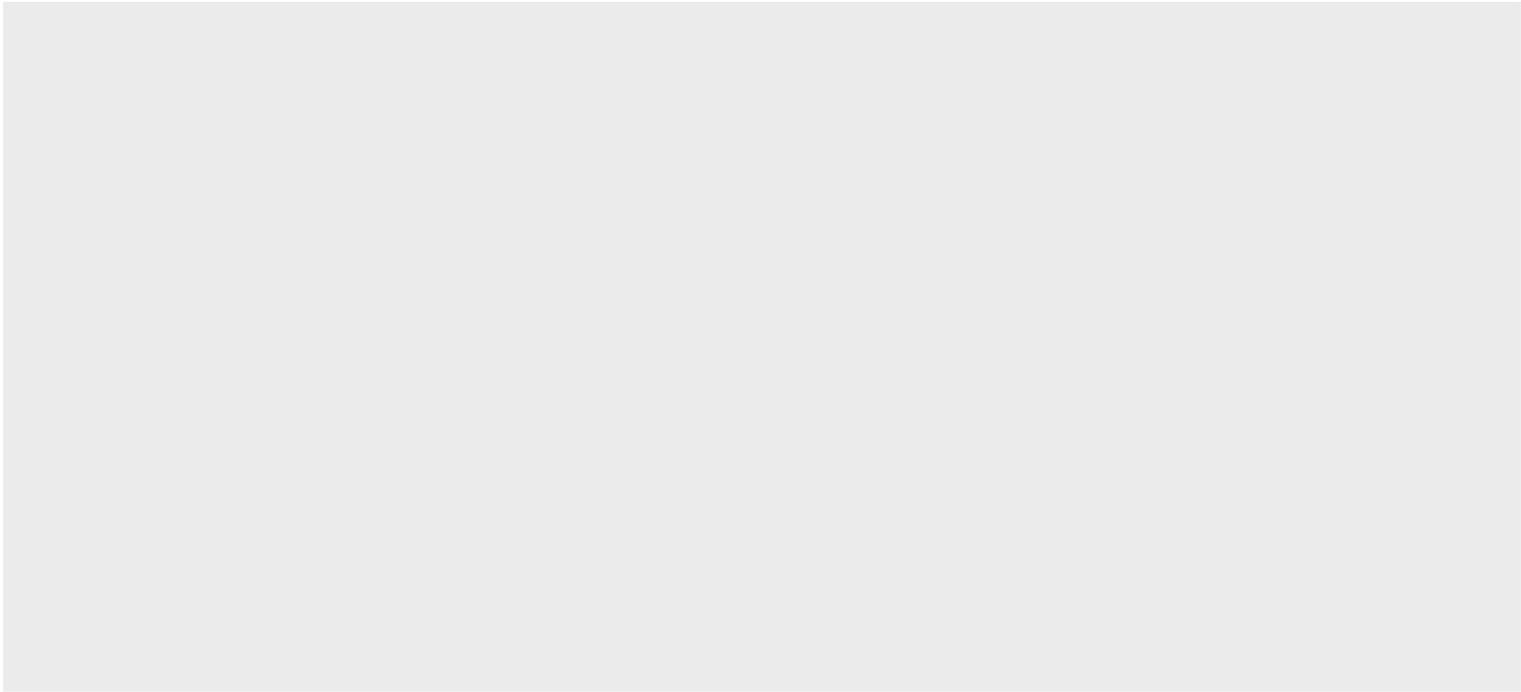
### BATHROOM

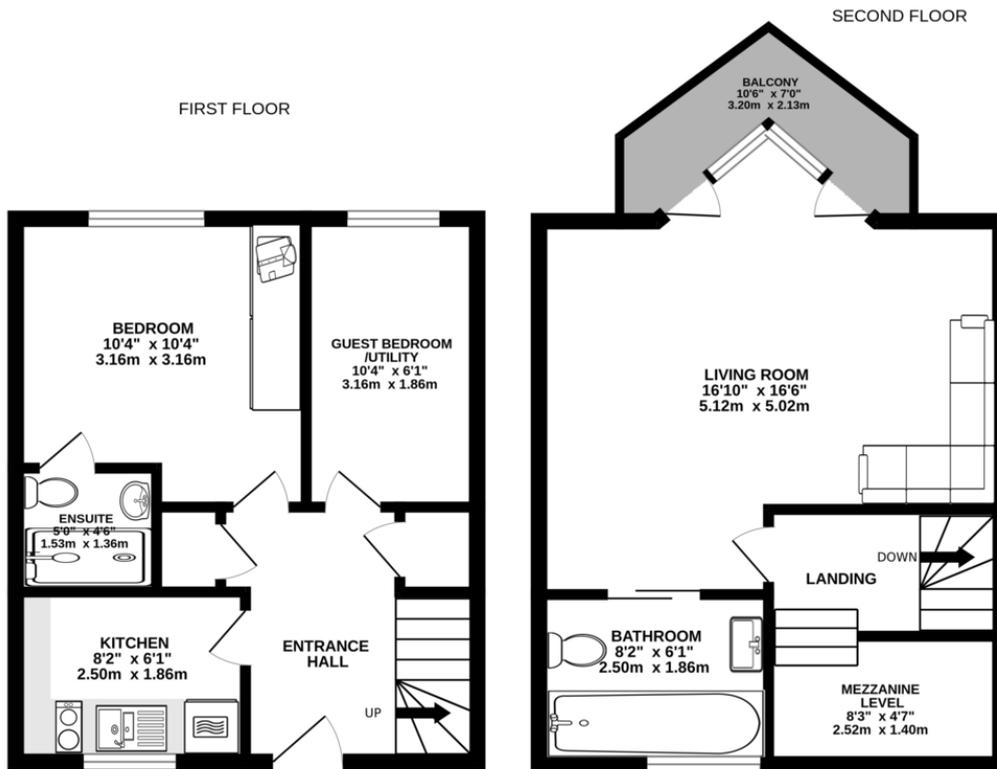
8' 2" x 6' 1" (2.50m x 1.86m)

### RIVER SIDE BALCONY

10' 6" x 7' 0" (3.2m x 2.13m)

### GATED SECURE PARKING





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	71   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements