



## 91 The Waterfront | Hertford | SG14 1SE

£1,600 pcm

One of the larger style built two double bed roomed, two bathroom apartment with river frontage view and balcony. Spacious lounge and dining area opens to kitchen. Secure entry and gated allocated parking. EPC rate-D, Council Tax band D. Deposit equal to one month room rent. Unfurnished.

- Riverside Apartment
- Two double bedrooms
- Lounge and dining area
- Riverside private balcony
- Close to town centre



## Property Description

COMMUNAL ENTRANCE

ENTRANCE HALL

BALCONY

5' 8" x 8' 7" (1.73m x 2.62m)

LOUNGE/KITCHEN

13' 0" x 20' 6" (3.96m x 6.25m)

BEDROOM ONE

12' 10" x 8' 10" (3.91m x 2.69m)

EN SUITE SHOWER ROOM

4' 0" x 8' 1" (1.22m x 2.46m)

BEDROOM TWO

15' 8" x 7' 1" (4.78m x 2.16m)

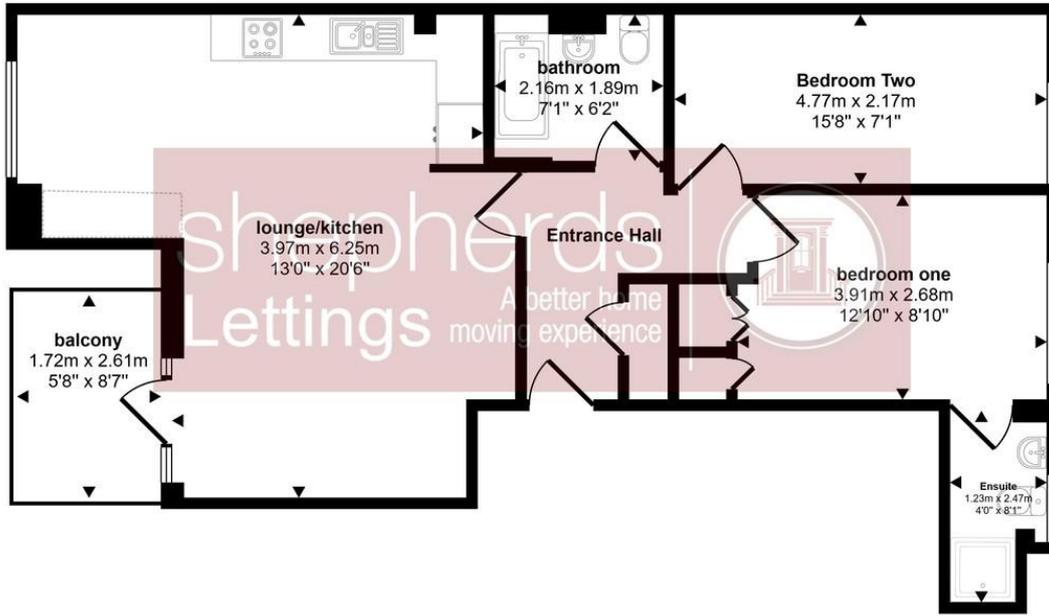
BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)

ALLOCATED PARKING



Approx Gross Internal Area  
69 sq m / 745 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 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