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A better home
moving experience



62 The Waterfront

Hertford, SG14 1SD

Guide Price £285,000



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Offered chain free, this well-presented first floor apartment at The Waterfront provides two double bedrooms, two bathrooms, and a private balcony, all set within one of Hertford's most convenient locations. Positioned just a stone's throw from Hertford East Station and only a short walk to the town centre and Hartham Common, it's ideal for those seeking easy access to transport, amenities, and green open spaces.

The property features a bright open-plan kitchen/living/dining area complete with a breakfast bar, creating a sociable and modern layout. The master bedroom enjoys built-in wardrobes and direct access onto the balcony, while the second double bedroom is served by a separate bathroom. The master also benefits from its own en-suite shower room.

Further advantages include an allocated parking space within the development's gated car park and well-maintained communal areas.

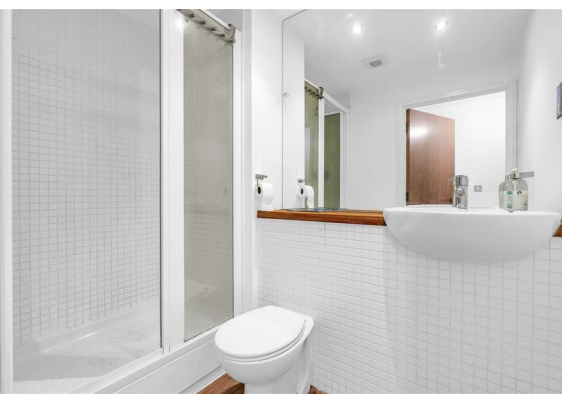
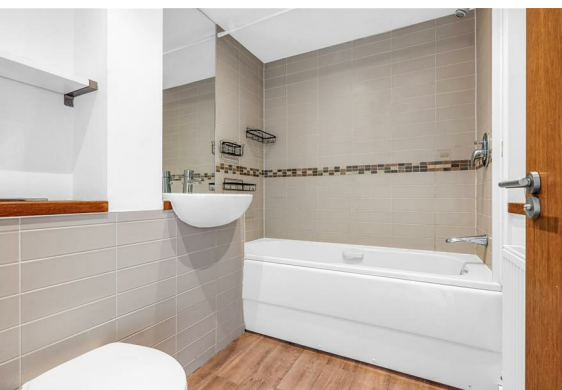
A superb opportunity to secure a stylish, low-maintenance home in a highly desirable riverside development.



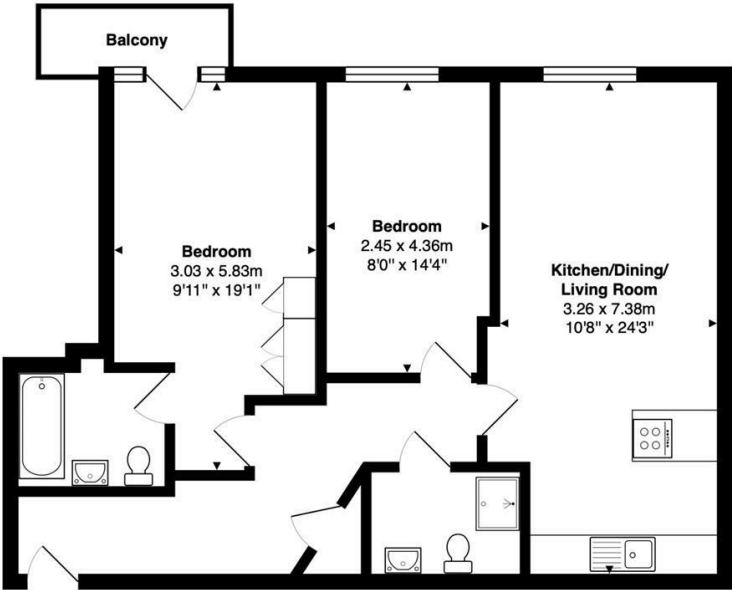


- Chain free first floor apartment in a sought-after riverside development
- Two double bedrooms and two bathrooms, including an en-suite to the master
- Private balcony with access from the master bedroom
- Open-plan kitchen/living/dining room with breakfast bar
- Master bedroom with built-in wardrobes
- Allocated parking space within a secure gated car park
- Moments from Hertford East Station – perfect for commuters
- Short walk to Hertford Town Centre and Hartham Common

Leasehold: 105 years remaining
 Ground Rent: £200 per annum
 Service Charge: £2496.90



Floor Plan

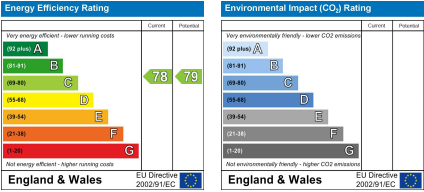


First Floor
Area: 71.3 m² ... 768 ft²

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



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