



49, The Waterfront, Hertford  
SG14 1SD  
Asking Price £260,000



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## 49 The Waterfront, Hertford, SG14 1SD

Nestled in the heart of Hertford, this well-presented one-bedroom apartment offers a perfect blend of comfort and convenience. Located directly opposite Hertford East Train Station, it is an ideal choice for those who value easy access to transport links while enjoying the vibrant atmosphere of town centre living. The apartment features an open plan layout that is perfect for modern living, allowing for seamless interaction between the living and dining areas. This design not only enhances the sense of space but also makes it an excellent setting for entertaining guests. The living room opens onto a large balcony, providing a delightful outdoor space to relax and enjoy the fresh air. There is also a modern bathroom suite and a spacious double bedroom with fitted wardrobes with ample room for furnishings and personal touches. With its prime location and thoughtful design, this one-bedroom apartment is a fantastic opportunity for first-time buyers or those looking to downsize without compromising on quality of life. Experience the best of Hertford living in this delightful property.

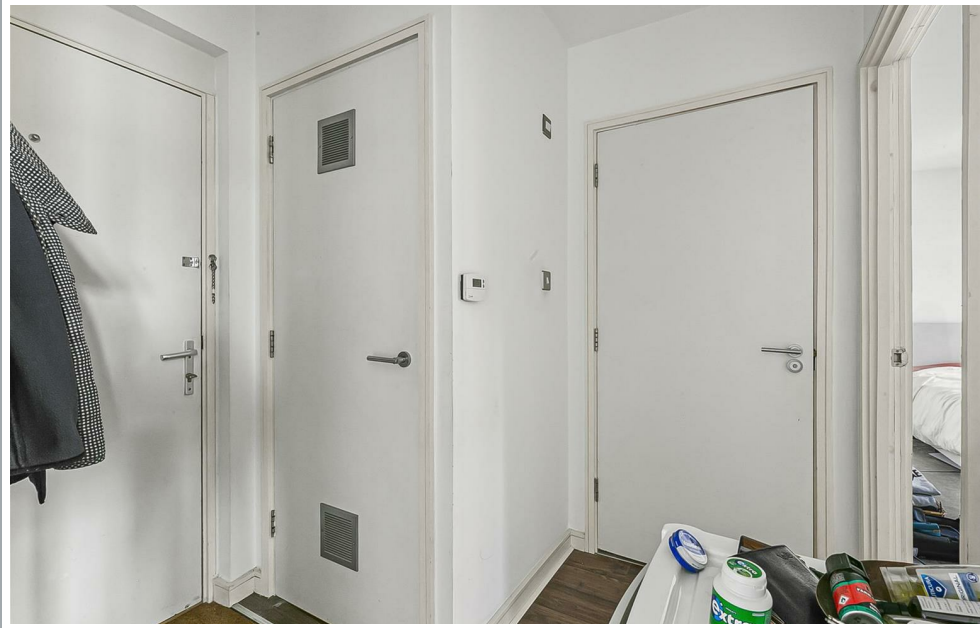
Situated next to Hertford East mainline station, this development offers the perfect blend of City convenience with County town living whilst remaining in a quiet location. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. The Waterfront is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.





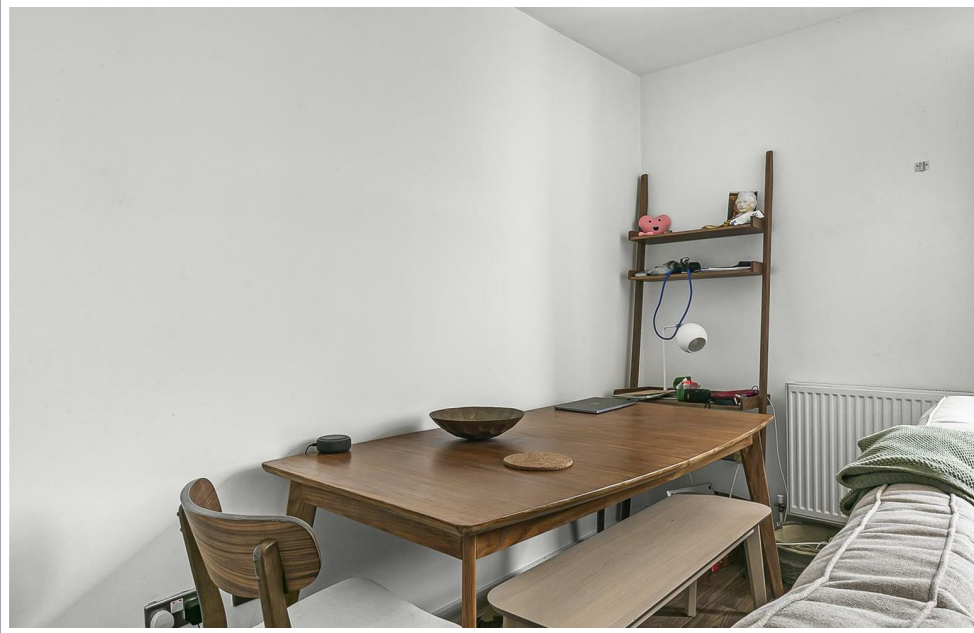
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





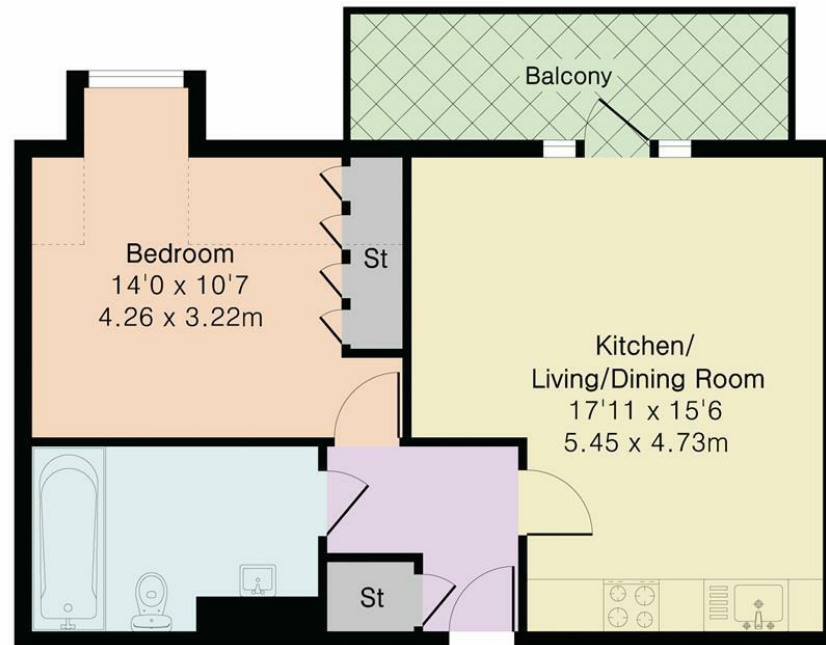
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**Approximate Gross Internal Area 544 sq ft - 51 sq m**



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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