



**Conrads Yard, Hertford, SG14 1QY**



## Welcome to Conrads Yard, Hertford

**\*\*A well-presented Two Bedroom, Two Bathroom Top Floor Apartment with Balcony & River Views In Prime Hertford Location\*\*** Set within a sought-after private development just a stone's throw from Hertford town centre, both Hertford North and East railway stations, local shops, excellent schools, and the green open spaces of Hartham Common, this bright and spacious top floor apartment offers contemporary living in an unbeatable location. Beautifully presented throughout, the property features a generous open-plan kitchen/living area, ideal for modern lifestyles, with direct access to a larger-than-average private balcony boasting stunning views over the river - perfect for relaxing or entertaining. Both double bedrooms are well-proportioned and benefit from fitted wardrobes, with the master bedroom enjoying a sleek en-suite shower room. A stylish family bathroom serves the second bedroom, and there is ample built-in storage throughout the apartment. Additional benefits include allocated parking, a long lease, and well-maintained communal areas within this desirable development.



## -Accommodation Overview-

### Entrance Hall:

Storage cupboard.

### Open Plan Kitchen / Lounge:

17' 9" x 12' 6" ( 5.41m x 3.81m )

Sliding patio doors leading to private balcony, carpet, underfloor heating, opens to kitchen.

### Kitchen Area:

Fitted wall and base units with work surface over, single sink unit with taps over, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated dishwasher, space for microwave, spotlights.

### Bedroom One:

17' 11" x 9' 10" (5.46m x 3.00m )

Double glazed window, carpet. Door to en-suite shower room.

### En-Suite Shower Room:

Shower cubicle with glass doors and wall mounted shower unit, chrome heated towel rail, WC, mirror.

### Bedroom Two:

9' 3" x 8' 8" ( 2.82m x 2.64m )

Double glazed window, fitted wardrobes, carpet.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with taps and shower attachment over, wash hand basin, WC, partly tiled walls, obscure double glazed window.

## -Exterior-

### Parking:

One allocated parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Welcome to Conrads Yard, Hertford

- Two Bedroom, Two Bathroom Top Floor Apartment
- Open Plan Living - Great For Entertaining
- Fitted Kitchen
- En-Suite Shower Room To Bedroom One
- Family Fitted Bathroom
- Private Balcony With Views Across Hertford

**Tenure:** Leasehold

**EPC Rating:** B

**Council Tax Band:** C

**Service Charge:** £1,637.77 Yearly

**Ground Rent:** £250.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## Offers In Excess Of £300,000



Please note the marker reflects the postcode not the actual property

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