

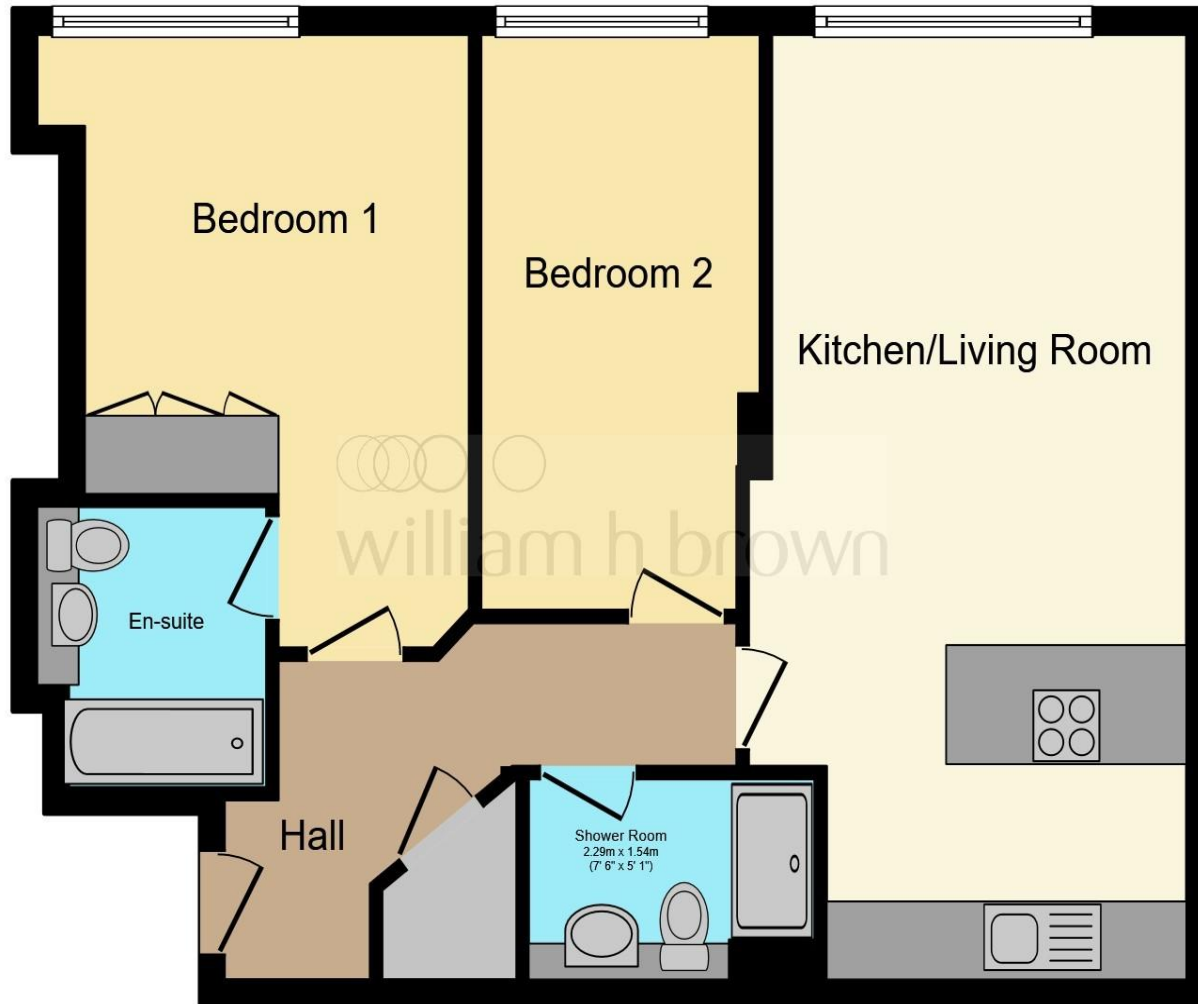


The Waterfront, Hertford, SG14 1SD

Welcome to The Waterfront, Hertford

A well-presented TWO BEDROOM GROUND FLOOR apartment boasting two double bedrooms, two bathrooms, allocated parking and a long lease. Located a short walk to Hertford town & amenities. Welcome to this well-presented ground floor apartment, boasting two double bedrooms, the master bedroom has fitted wardrobes and en-suite bathroom. The open plan kitchen/living area is equipped with built-in appliances, creating a contemporary and functional space. Additional features include underground parking, visitor parking, and ample storage throughout the property. Situated within walking distance to Hertford East train line, Hertford Town centre, and Hartham Common, this residence provides both convenience and accessibility. With the added advantage of a long lease, a separate family bathroom, and catering to the needs of first-time buyers and those downsizing, this property stands as an ideal choice for comfortable and stylish living.





-Accommodation Overview-

Entrance Hall

Open Plan Kitchen / Living:
23' 10" x 11' 3" (7.26m x 3.43m)

Kitchen Area

Bedroom One:
15' 5" excluding wardrobe x 10' 5" (4.70m
excluding wardrobe x 3.17m)

En-Suite Bathroom

Bedroom Two:
14' 6" x 7' 7" (4.42m x 2.31m)

Shower Room

-Exterior-

Parking Space

Agent Note:

We are advised that EWS1 form is awaited relating to the apartment block. Please check lending criteria and speak with a conveyancer to ensure this property will meet your needs. Please contact the agents for updates.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

The Waterfront, Hertford

- Open Plan Modern Living Room
- Underground Parking Space
- Ideal For First Time Buyers Or Downsizers
- En-Suite Bathroom To Bedroom One
- Modern Fitted Kitchen

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C Service Charge: £2748.00

Ground Rent: £200.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HFD108362



Property Ref:
HFD108362 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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