

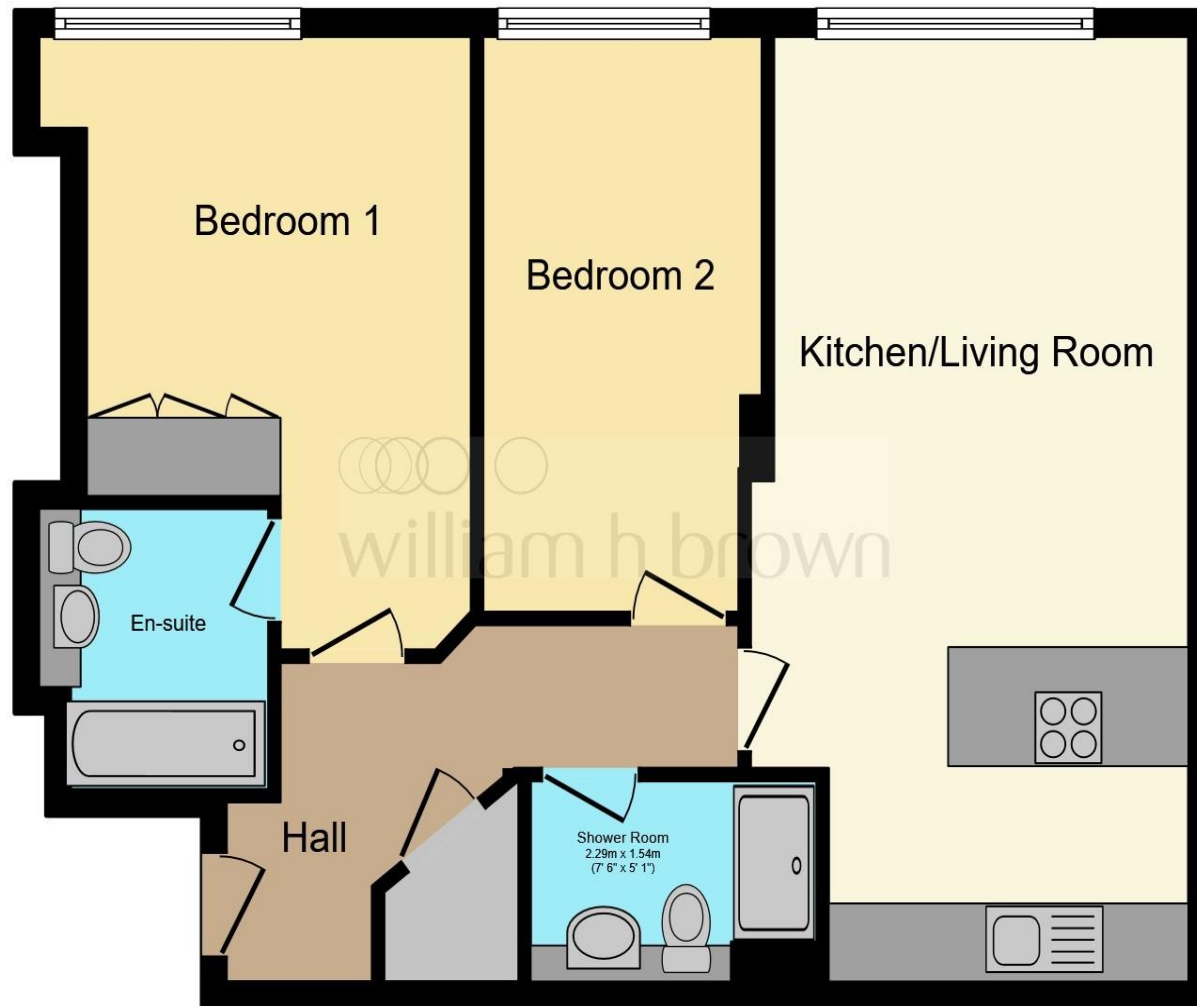


**The Waterfront, Hertford, SG14 1SD**

## Welcome to The Waterfront, Hertford

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. 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. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





## -Accommodation Overview-

### Entrance Hall

### Open Plan Kitchen / Living Room:

#### Room:

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

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 Review date: TBC

Ground Rent: 200.00 – Review date: TBC

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 over

**£250,000**



**view this property online** [williamhbrown.co.uk/Property/HFD108362](http://williamhbrown.co.uk/Property/HFD108362)



Property Ref:  
HFD108362 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



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