



74 The Waterfront

Hertford, SG14 1SD

Price £385,000



KIRBY COLLETTI are delighted to offer this STUNNING TWO DOUBLE BEDROOM FLAT within The Waterfront development in the heart of Hertford just a short stroll from Hertford East Railway Station and the vibrant Town Centre with its wealth of Shops, Bars and Restaurant's.

This superb flat is located on the second floor which has amazing views over the Hertford Basin and Hartham Park beyond. The accommodation comprises of a Spacious Living Room with curved Balcony, Fully Fitted Kitchen, Bedroom One has a separate Balcony and En Suite Bathroom, Shower Room/W.C, Video Entryphone System, Gated Communal Areas leading to Allocated Underground Parking Area.

- CHAIN FREE
- SUPERB LIVING ROOM
- UNDERGROUND PARKING
- GAS HEATING TO RADIATORS
- TWO DOUBLE BEDROOMS
- EN SUITE BATHROOM
- MINUTES WALK TO TOWN CENTRE
- STUNNING VIEWS
- FITTED KITCHEN
- LIFTS TO ALL FLOORS



ACCOMMODATION

Entrance door to:

RECEPTION JHALL

Vinyl wood effect flooring. Video entry phone system. Storage cupboard. Radiator.

FITTED KITCHEN

11'5 x 6'5 (3.48m x 1.96m)

Range of fitted wall and base units with worksurfaces over. Integrated appliance to include , washing machine, dishwasher and fridge/freezer. Built in electric oven and hob. Stainless steel single drainer sink unit. Open to:

LIVING ROOM

18'2 x 14 at widest points (5.54m x 4.27m at widest points)

Full height double glazed windows and two doors to curved Balcony with stunning views over Hertford Basin and Hartham Park beyond. Separate door with Juliette balcony. Two radiators. Recessed ceiling spotlights. Vinyl wood effect flooring. Storage cupboard.

BEDROOM 1

15'10 x 10'3 (4.83m x 3.12m)

Full height double glazed windows and door to Balcony. Fitted wardrobes. Vinyl wood effect flooring. Built in wardrobe. Radiator. Door to:

EN SUITE BATHROOM

7'2 x 6'3 (2.18m x 1.91m)

Panel enclosed bath. Wash hand basin. Toilet

with concealed cistern. Radiator. Extractor fan. Shaver socket.

BEDROOM 2

12'4 x 8'5 max (3.76m x 2.57m max)

Full height double glazed windows with Juliette balcony. Vinyl wood effect flooring. Radiator.

SHOWER ROOM/W.C

6'7 x 4 (2.01m x 1.22m)

Fully tiled shower cubicle. Pedestal wash hand basin. Toilet with concealed cistern. Extractor fan. Radiator.

OUTSIDE

The neatly communal area is access via automated gates which leads down to underground allocated parking area. There are lifts from the car park to all floors.

ALLOCATED UNDERGROUND PARKING

Parking Bay P.

AGENT NOTES

Service Charge: £187.69 per month . Ground Rent: £200 Per Annum, ground rent is due to double in January 2031 . Council Tax: Band D. Lease Term: 125 Year lease from 2006.



Road Map



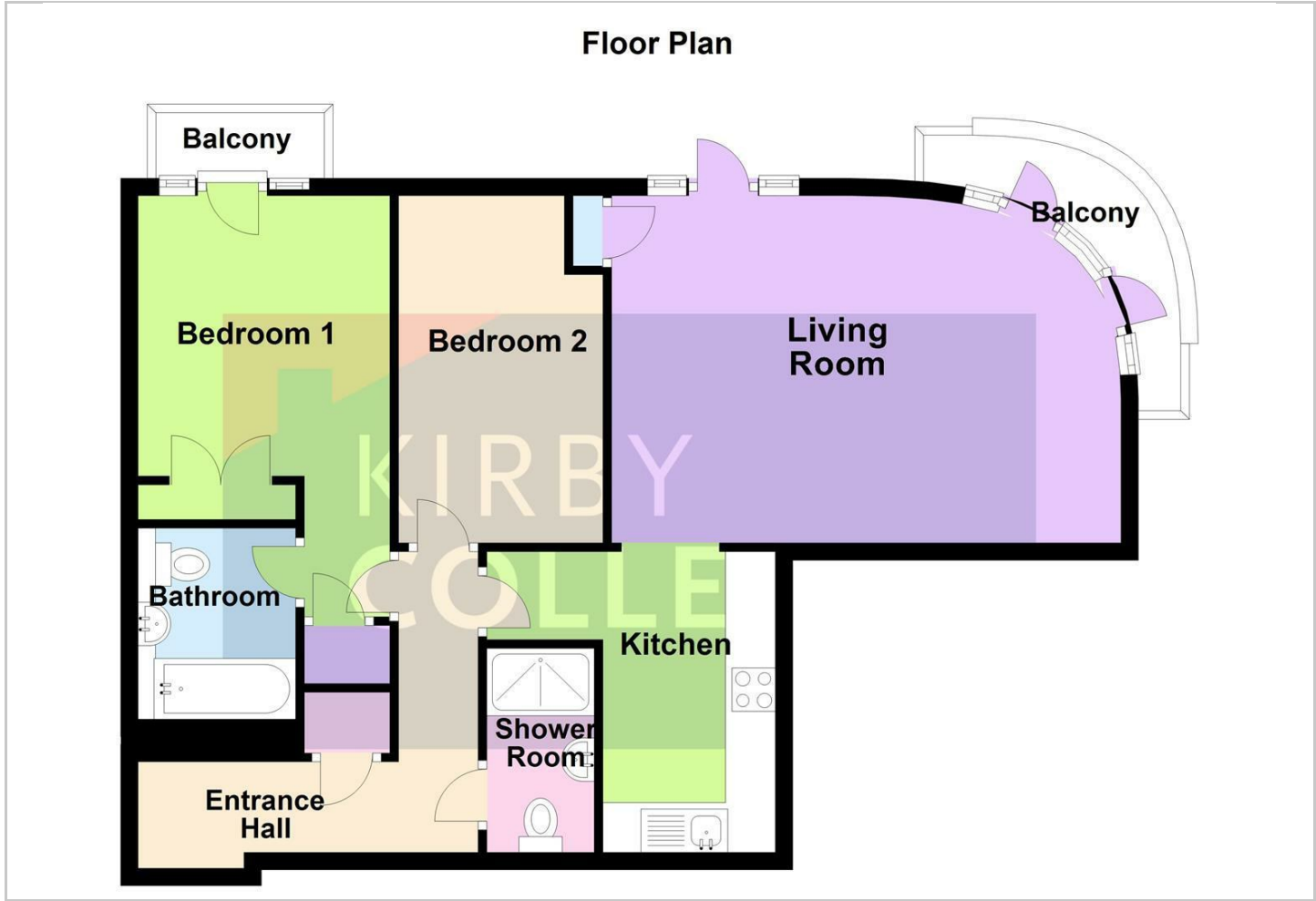
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

