

12 Dolphin Yard Maidenhead Street
Herford, SG14 1DR
Guide price £499,995





12 Dolphin Yard Maidenhead Street Hertford, SG14 1DR

Built approximately 14 years ago, the property was finished to a standard that most modern developments promise but rarely deliver. The result is a bright, airy and impeccably proportioned home that combines contemporary luxury with an enviable riverside setting, all within moments of the town centre's amenities.

The accommodation is arranged over two levels and immediately impresses with its sense of space and light. The lower level offers a welcoming entrance hall leading to two well-proportioned bedrooms. The principal bedroom benefits from a sleek en-suite shower room, while the main bathroom is finished to a high standard and includes the indulgent touch of a built-in bath television and heated towel rails.

The upper level is where the property truly comes into its own. A stunning open-plan kitchen, dining and living space is enhanced by vaulted ceilings, Velux windows and direct access to a private balcony overlooking the River Lea. The kitchen is comprehensively fitted with granite worktops and integrated Miele appliances, creating a space that is as practical as it is refined. A third bedroom completes the upper floor, ideal as a guest room, home office or additional bedroom.

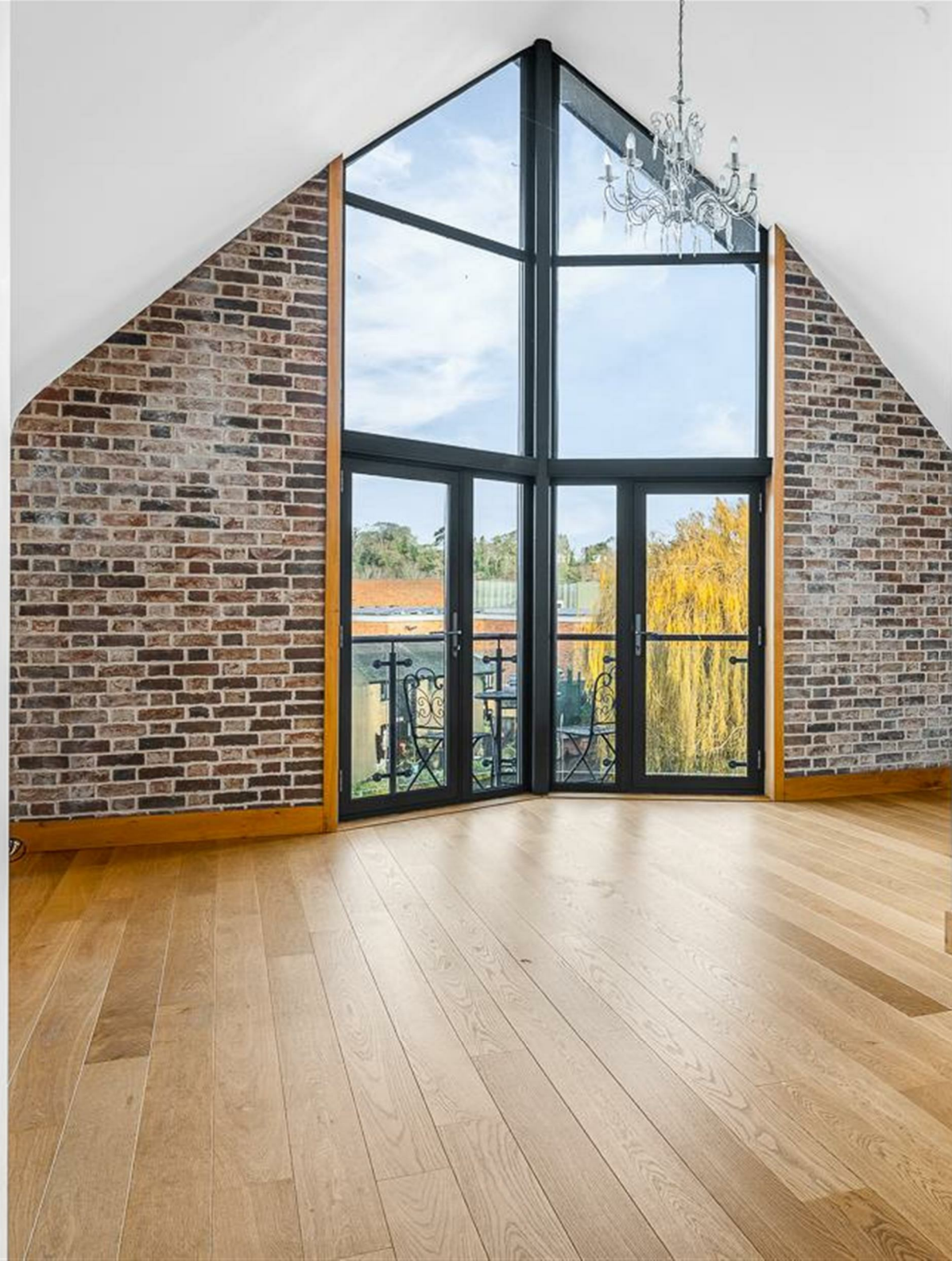
Further highlights include underfloor heating throughout, luxury bathroom fittings, a private garage and access to a residents' bike rack. Dolphin Yard itself offers a rare sense of privacy and tranquillity, particularly given its central location.

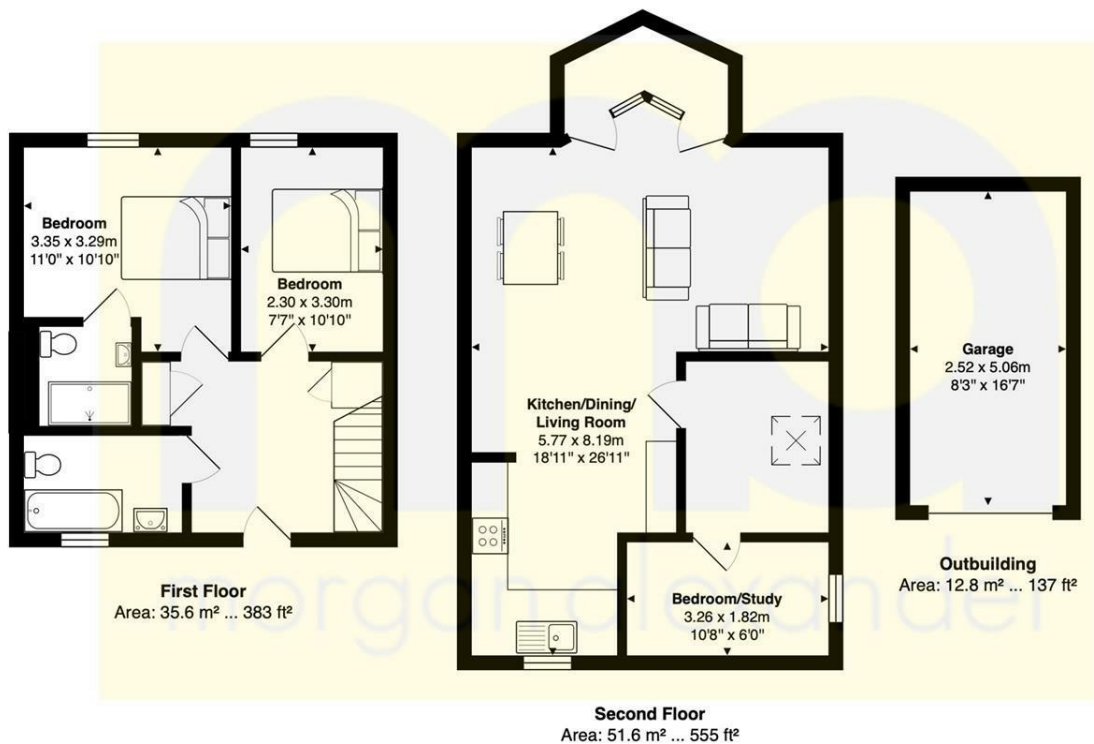
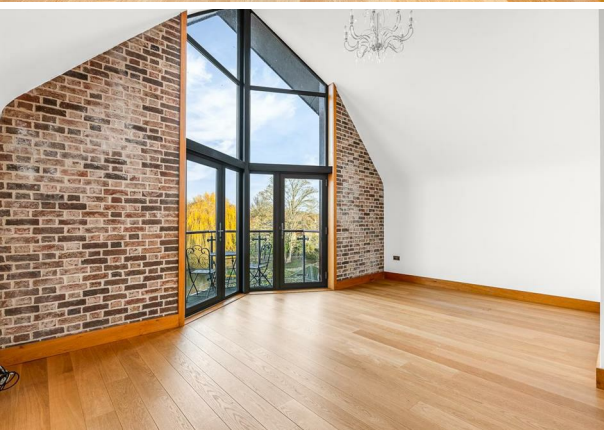
Length of lease remaining: 110 years

Ground rent: £300 per annum

Service charge: £2,398 per annum

A genuinely unique home offering riverside living without compromise – early inspection is strongly advised.





Total Area: 99.9 m² ... 1075 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk