



| 54 The Waterfront | Hertford | SG14 1SD

Price guide £310,000

Open House - Saturday 13th October 11.30am - 12.30pm by appointment only for this two bedroom top floor apartment situated within this popular and convenient riverside development close to all that Hertford has to offer to include rail stations, shops, restaurants, bars and leisure facilities. Serviced by a lift the property enjoys accommodation to include a LARGE BALCONY accessed from each bedroom, a good sized living area arranged open plan to an attractive and well specified fully fitted kitchen. Allocated underground parking. Must be viewed.



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### **Communal Hallway:**

Accessed via secure entry phone system with both stairs and lift facility to third floor and front door into:

### **Entrance Hall:**

Airing cupboard housing hot water cylinder, wood effect laminate flooring, entry phone hand set and doors to:

### **Living Room:**

22'11 x 19'8 (6.99m x 5.99m) Full height double glazed windows to rear with Juliet style balcony, two radiators, recessed spot lights, wood effect laminate flooring, television and telephone points and open plan to:

### **Kitchen Area:**

Fitted with an attractive range of modern base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap, range of integrated appliances to include dishwasher, washer/dryer and fridge freezer, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood over, breakfast bar and wood effect laminate flooring.

### **Balcony:**

16'4 x 4'10 (4.98m x 1.47m) Paved private balcony with wrought iron railings.

### **Bedroom 1:**

11'10 x 9'2 (3.61m x 2.79m) Double glazed door leading to private balcony, radiator and built in double wardrobe.

### **Bedroom 2:**

12'0 x 8'5 (3.66m x 2.57m) Double glazed door leading to private balcony, radiator and built in double wardrobe.

### **Bathroom:**

7'3 x 6'2 (2.21m x 1.88m) Fitted with a white suite comprising panel enclosed bath with mixer tap and power shower over, concealed cistern WC, pedestal wash hand basin, extensively tiled walls and flooring, radiator, recessed spot lights and extractor.

### **Underground Parking:**

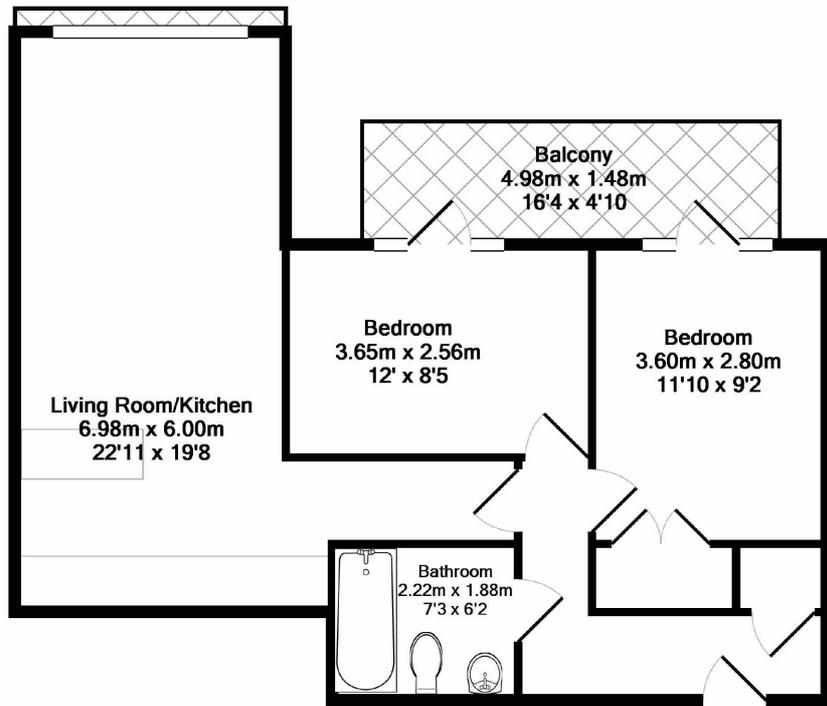
Underground allocated parking space for one vehicle.

### **Tenure:**

Leasehold : 125 years from 2006  
Ground Rent: £200 per annum  
Service Charge: To be confirmed







Total Approx. Floor Area 57.3 Sq.M. (617 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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