



| 9 Dolphin Yard | Hertford | SG14 1DR

Price guide £400,000

CHAIN-FREE - A superb contemporary split level luxury apartment ENJOYING OUTSIDE SPACE IN THE FORM OF A PRIVATE BALCONY and set within this prestigious and highly sought after modern development in the town centre offering access to all the local amenities to include shops, restaurants, and two mainline train stations. Offering a high specification throughout to include under floor heating, fully fitted contemporary style gloss kitchen with a range of integrated appliances, 20' living room with feature full height window leading to balcony, master bedroom with en-suite shower room and private patio plus luxury main bathroom with integrated television. With the additional benefit of allocated parking for one car.

Communal Entrance:

Accessed via secure entry phone with stairs to first floor and walkway to private front door into:

Entrance Hall:

Oak flooring, video entry phone handset, recessed under stairs cupboard, cupboard housing electric boiler, stairs to first floor and doors to:

Bedroom 1:

11' 3 x 10' 2 (3.35m 0.08m x 3.10m) Double glazed patio doors to private patio, recessed wardrobe, television point and doors to:

En-Suite Shower Room:

Luxury fully tiled room with shower cubicle, concealed cistern WC, wall mounted wash hand basin, chrome towel radiator and recessed spot lights.

Private Courtyard:

16' 9 x 7' 2 (5.11m x 2.18m) Private patio with frosted glazed and steel privacy screening.

Bedroom 2:

11' 3 x 8' 2 (3.43m x 2.49m) Double glazed window to front.

Bathroom:

8' 3 x 6' 7 (2.51m x 2.01m) Opaque double glazed window to rear, luxury white suite comprising concealed cistern WC, vanity wash hand basin, panel enclosed bath with mixer tap and telescopic shower attachment plus rainfall shower and wall mounted fixed shower head and screen, chrome towel radiator, recessed spot lights, fully tiled room and touch screen LED wall mounted vanity mirror.

First Floor Landing:

Double glazed skylight window, built in storage cupboard, wall light point and door to:

Living Room:

20' 9 x 20' 0 (6.32m x 6.10m) Feature full height double glazed windows and patio doors to decked balcony with glass screen, vaulted ceiling with skylight window, oak flooring, television point and open plan to:

Kitchen Area:

Double glazed window to rear, range of cream gloss base and wall cupboards with granite work surfaces over with inset sink unit and mixer tap, integrated Miele fridge/freezer, dishwasher and washing machine, built in stainless steel Miele oven with separate ceramic hob and Gorenje extractor hood over.

Allocated Parking:

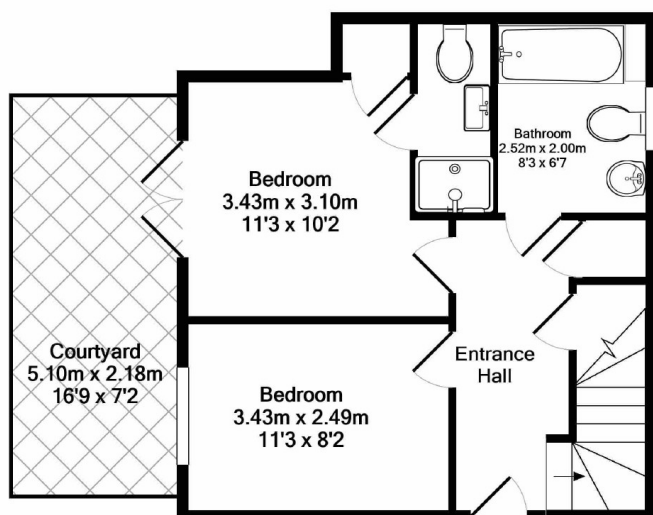
Allocated parking space accessed via secure electronic gates.

Tenure:

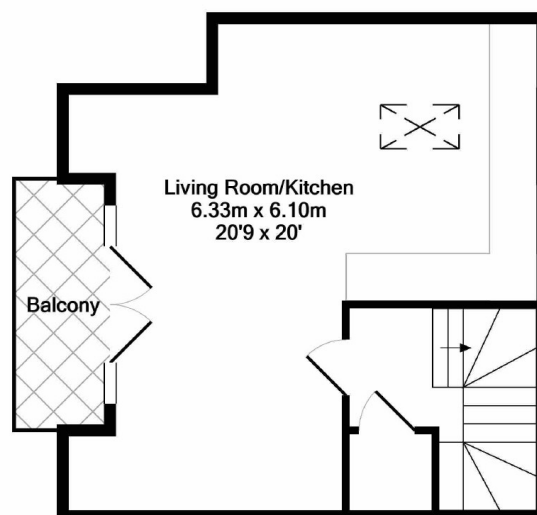
Leasehold - lease remaining 118 years remaining
Service Charge: £1058.09 per annum
Ground Rent: £300 per annum







Ground floor
Approx. Floor
Area 36.3 Sq.M.
(390 Sq.Ft.)



1st floor
Approx. Floor
Area 35.0 Sq.M.
(377 Sq.Ft.)

Total Approx. Floor Area 71.3 Sq.M. (767 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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 72 | 73 |
| EU Directive 2002/91/EC | | | |

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

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