



| 73 The Waterfront | Hertford | SG14 1SD

Price guide £357,500

STUNNING PANORAMIC VIEWS OVER HARTHAM COMMON AND BEYOND and OFFERED CHAIN FREE for this immaculately presented two bedroom second floor modern apartment situated in this highly desirable riverside development and within easy access to all the local amenities to include two mainline train stations. This fully double glazed property offers contemporary style open plan accommodation with 24' living room/kitchen area with private balcony overlooking Hertford Basin and Hartham common. With the additional benefit of both en-suite bathroom to the master bedroom and main shower room. With secure gated underground allocated parking space for one car plus additional visitors spaces available.

Communal Entrance:

Communal entrance hall accessed via video entry phone system with stairs and lift to second floor with private front door into:

Entrance Hall:

Wood flooring, radiator, video entry phone handset, airing cupboard housing hot water cylinder, large recessed storage cupboard and doors to:

Living Room/Kitchen Area:

24'2 x 14'11 (7.37m x 4.55m) A contemporary open plan living space comprising:

Living Area:

Double glazed door to rear opening onto balcony with stunning panoramic views across the river and Hartham Common, two radiators, wood flooring, television and telephone points, recessed spot lights and open plan to:

Kitchen Area:

Fitted with a range of contemporary base and wall cupboards with contrasting roll edge work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel Smeg oven with separate ceramic hob and large stainless steel extractor hood over, built in fridge/freezer, washing machine and slimline dishwasher, breakfast bar, recessed spot lights, radiator and wood flooring.

Bedroom 1:

16'8 x 9'1 (5.08m x 2.77m) Double glazed window to rear with Juliet style balcony overlooking the river and Hartham Common, television and telephone points, built in triple wardrobe with shelving and hanging rail and door to:

En-suite Bathroom:

8'8 x 5'1 (2.64m x 1.55m) Fitted with white three piece suite comprising vanity wash hand basin with mixer tap, concealed cistern WC, panel enclosed bath with hand grips and integral mixer shower over with glass screen, tiled flooring, radiator, tiled walls in suite area, recessed spot lights, extractor fan and shaver point.

Bedroom 2:

12'5 x 7'11 (3.78m x 2.41m) Double glazed window to rear overlooking the river and Hartham Common, radiator, television and telephone points.

Shower Room:

7'6 x 4'0 (2.29m x 1.22m) Pedestal wash hand basin with mixer tap, concealed cistern WC, fully tiled shower cubicle, radiator, tiled flooring and extensively tiled walls, shaver point, recessed spot lights and extractor fan.

Underground Parking:

Underground allocated parking space for one vehicle. (Space larger than average as was originally a disabled space)

Tenure:

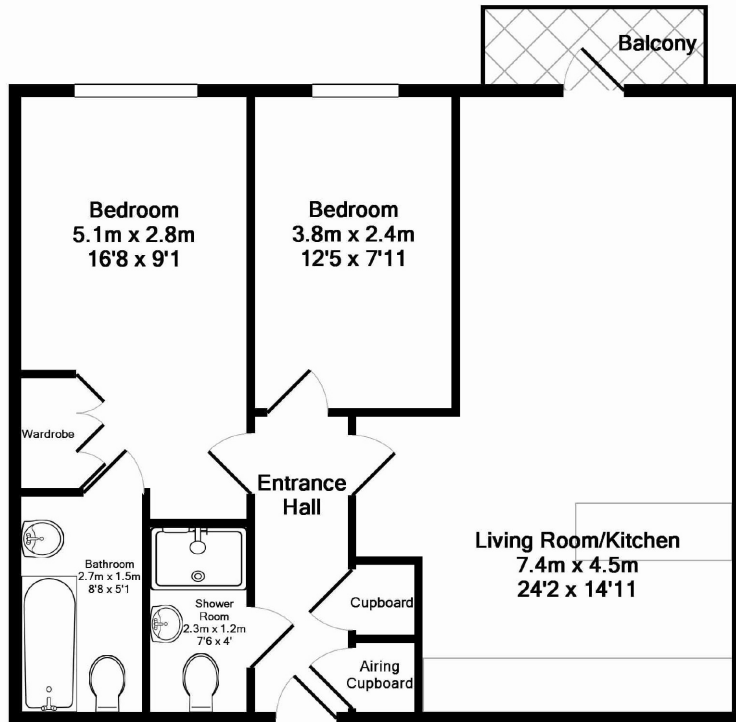
Leasehold : 125 years from 2006

Ground Rent: £200 per annum

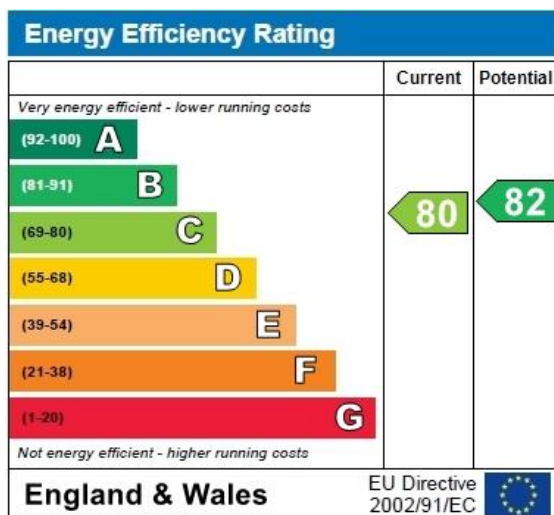
Service Charge: To be confirmed







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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