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80 The Waterfront

Hertford, SG14 1SD

Guide Price £290,000

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80 The Waterfront

Hertford, SG14 1SD

CHAIN FREE MODERN APARTMENT WITH STUNNING RIVERSIDE VIEWS OVER HARTHAM COMMON

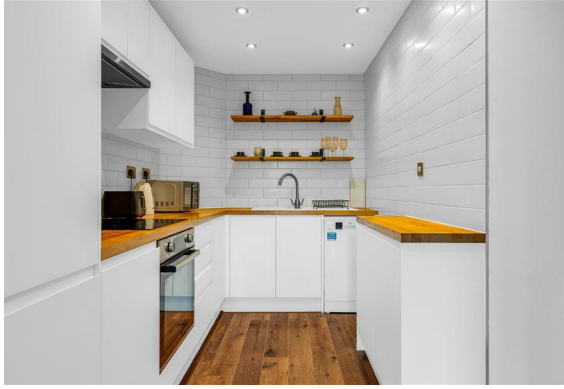
- CASH BUYERS ONLY - A superb two-bedroom, third-floor apartment enjoying stunning views over the River Lea and the open green spaces of Hartham Common, ideally positioned just moments from Hertford East station and within easy reach of the town centre and its wide range of amenities.

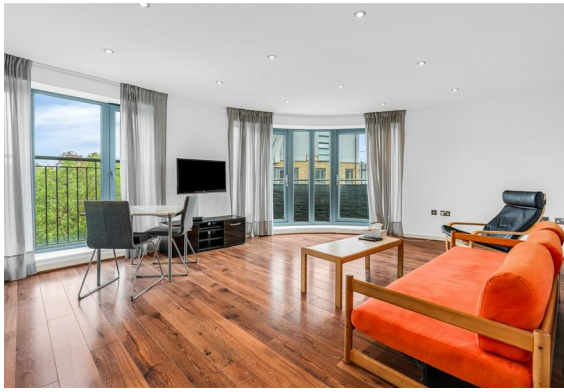
This bright and well-presented home offers spacious, modern living with two private balconies—one accessed from the principal bedroom and a further wrap-around balcony from the living area, perfect for taking in the picturesque surroundings. The property features a generous open-plan living/dining area, a contemporary fitted kitchen, two bedrooms, an en-suite shower room to the principal bedroom, and a separate WC with space for a washing machine and tumble dryer, all finished with a clean, modern feel throughout.

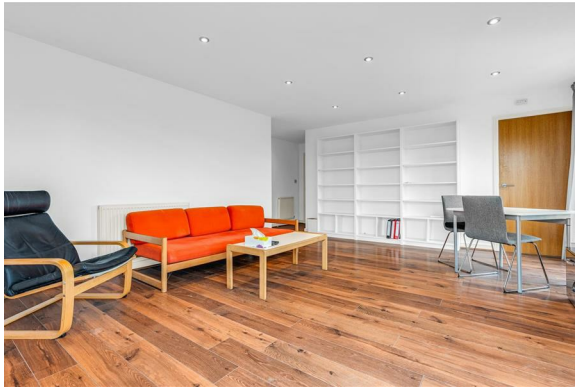
Residents benefit from lift access, a secure gated underground parking space and well-maintained communal areas. Perfectly suited for commuters and those seeking an active lifestyle, Hartham Common is right on your doorstep, offering a leisure centre with gym and swimming pool, along with beautiful riverside walks.

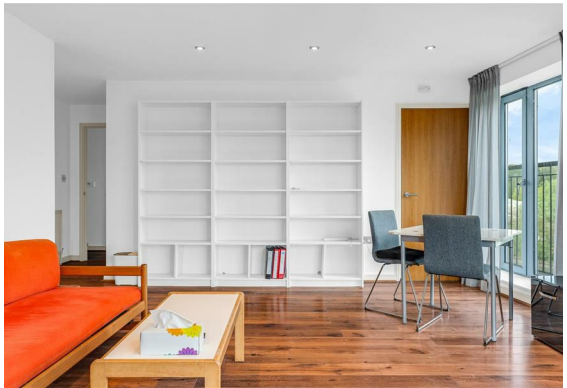
Offered chain free, this is an excellent opportunity for both buyers and investors alike.



















- CASH BUYERS ONLY
- Stunning views over the River Lea and Hartham Common
- Two private balconies, including wrap-around terrace from the living area
- Spacious open-plan living/dining room
- Modern fitted kitchen and stylish bathroom
- Gated underground parking space
- Chain free and moments from Hertford East station and town centre amenities
- Master bedroom with ensuite shower room
- Additional cloakroom with utility space
- Third floor two bedroom apartment with lift access

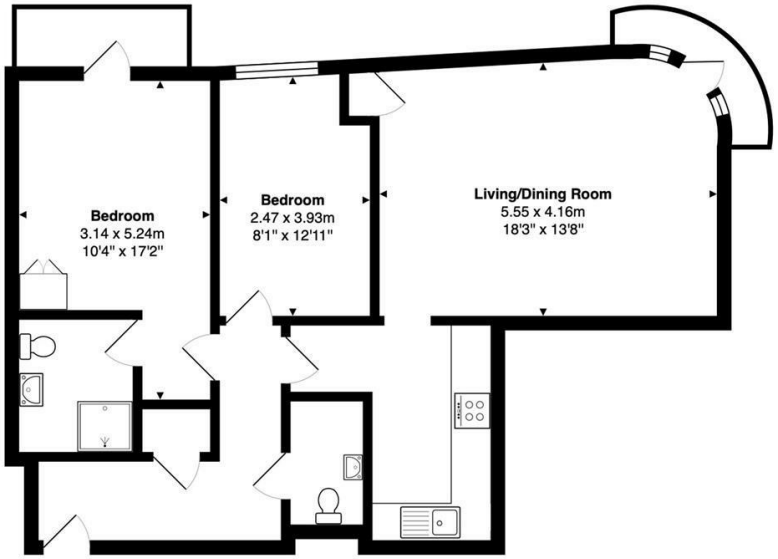
Tenure
Leasehold - 104 years remaining
Service Charge - to be confirmed
Ground Rent - to be confirmed







Floor Plan



Third Floor

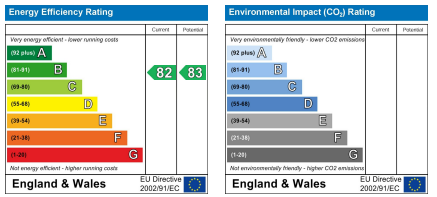
Total Area: 73.6 m² ... 792 ft²

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, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk