

shepherds

A better home
moving experience



59 The Waterfront

Hertford, SG14 1SD

Price Guide £285,000



59 The Waterfront

Hertford, SG14 1SD

SOLD BY SHEPHERDS - OFFERED CHAIN FREE - Set within the highly regarded The Waterfront development, this beautifully presented two-bedroom ground-floor apartment enjoys an enviable **RIVERSIDE SETTING** and **VIEWS** in the heart of Hertford. Built in 2006, the development combines a waterside environment with exceptional convenience, being just moments from Hertford town centre and Hertford East railway station, while directly opposite Hartham Common, with its extensive open spaces, riverside walks and leisure centre.

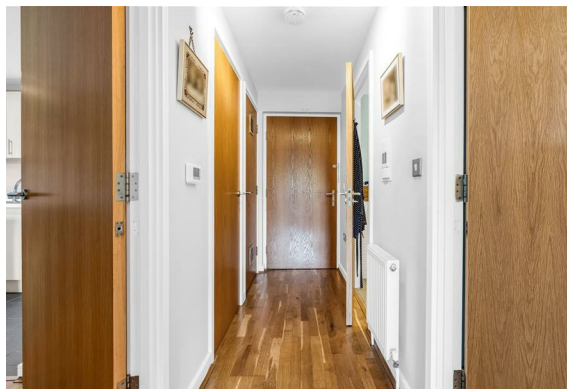
The apartment itself offers bright, well-proportioned accommodation centred around an impressive open-plan living, dining and kitchen space. The contemporary kitchen is fitted with an excellent range of units, while the generous living area provides ample room for both dining and relaxing. Large windows bring plenty of natural light into the property and provide a pleasant outlook towards Hartham Common.

There are two bedrooms, with the principal bedroom benefiting from fitted storage and its own en-suite bathroom, while a separate shower room serves the second bedroom and guests. The accommodation is complemented by attractive wood flooring through the principal living areas and a neutral, well-maintained finish throughout.

The Waterfront is a secure gated development, and the apartment benefits from allocated parking within the underground car park—a particularly useful feature given its central Hertford location. The riverside surroundings are a real highlight, with the development overlooking the water and providing immediate access to attractive walks and green spaces, yet Hertford's shops, cafés, restaurants and everyday amenities remain within easy reach.

For commuters, Hertford East station is only a short walk away, making the property particularly well placed for rail connections while retaining the tranquil feel of a waterside development.

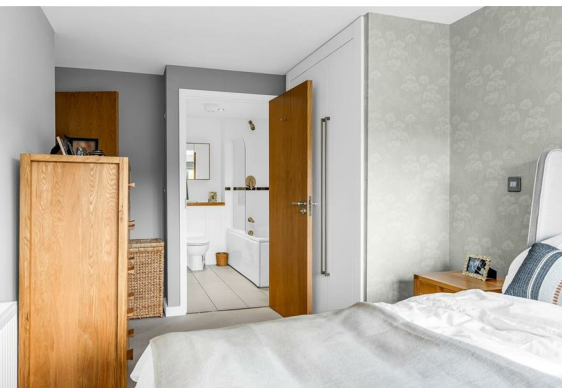
Offered to the market chain free and with approximately 104 years remaining on the lease.



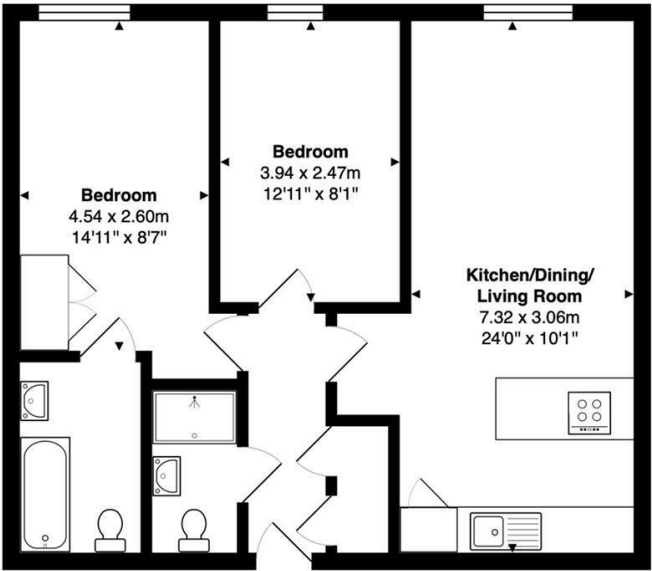


- Sought-after riverside development in central Hertford
- Spacious two-bedroom ground-floor apartment
- Generous open-plan kitchen, living & dining room
- Principal bedroom with en-suite bathroom
- Additional separate shower room
- Secure gated development with allocated underground parking
- Moments from Hertford East railway station
- Short walk to Hertford town centre
- Opposite Hartham Common & leisure centre
- Chain free with 104-year lease remaining

Tenure:
Leasehold - 104 years remaining
Service Charge - tbc
Ground Rent - tbc



Floor Plan



Ground Floor
Area: 61.9 m² ... 667 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.
Property marketing provided by www.matthewkyle.co.uk

Viewing

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

Tenure
Leasehold
Council Tax Band:
C

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Energy Performance Graph

