

61 The Waterfront  
Herford, SG14 1SD  
£1,550







## 61 The Waterfront Hertford, SG14 1SD

This two bedroom, two bathroom property offers a delightful blend of comfort and convenience. The layout includes an open-plan kitchen living room that seamlessly merges with the hallway, creating a welcoming ambiance. The kitchen is equipped with modern appliances and complements the living space perfectly.

Safety and convenience are paramount in this development. The property comes with a designated parking space in a gated underground car park, alongside additional visitor bays. For added security, there's an on-site CCTV system that ensures peace of mind. Residents can also enjoy the communal courtyard, providing a serene outdoor space.

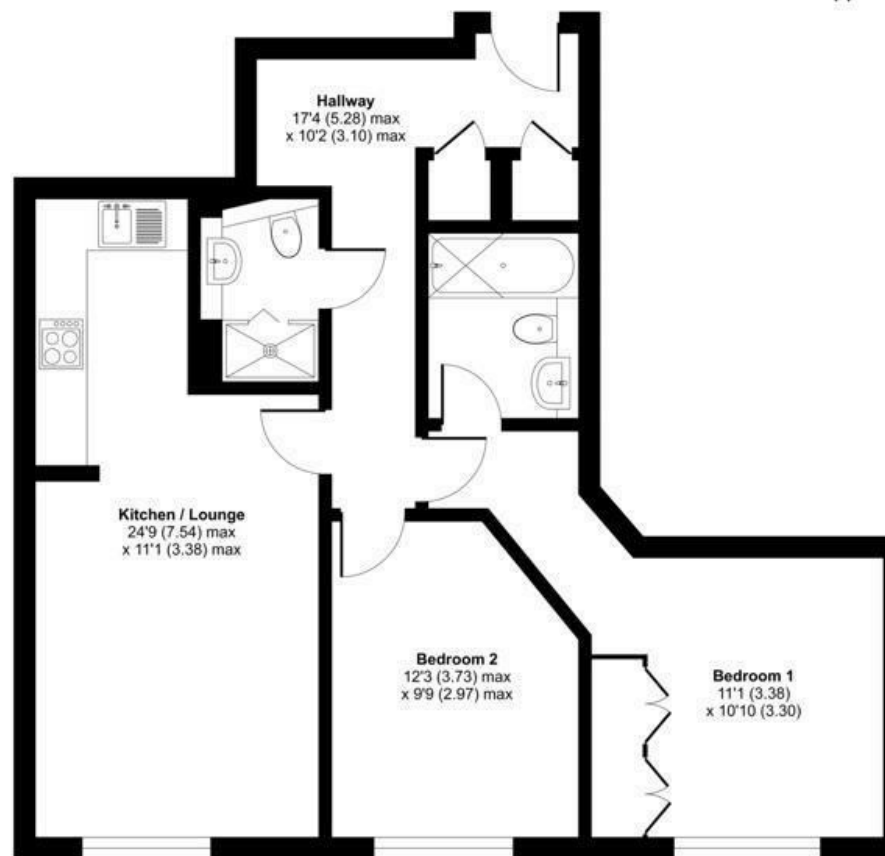
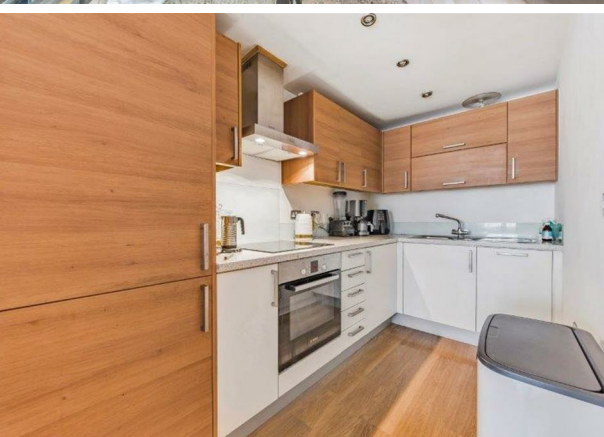
Nestled in an advantageous location, this flat is just 250 yards away from Hertford East Rail Station, facilitating easy commuting. A Tesco's store is conveniently located within 500 yards, and Hertford Town Centre is a mere half-mile away, ensuring effortless access to amenities and services. The newly installed keyless/fob door entry system, added in 2023, enhances the modernity of the development.

This ground floor apartment offers a multitude of luxuries, including being fully double glazed to ensure energy efficiency. The master bedroom boasts an en-suite bathroom, while an additional second shower bathroom serves as an extra convenience. Fitted wardrobes provide ample storage space. For those who appreciate green spaces, Hartham Common is within walking distance.

The apartment's layout optimizes space, providing a generous and comfortable environment for modern living. An added advantage is the rear door, which offers easy access to the cobbled courtyard. For residents' convenience, a lift serves all floors, eliminating any mobility







GROUND FLOOR

# The Waterfront, SG14

Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

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

## PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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