

5 Dolphin Yard Maidenhead Street
Herford, Hertfordshire SG14 1DR
Guide price £425,000





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An outstanding bright and airy duplex two bedroom apartment within the exclusive Dolphin Yard development. This home is located in a peaceful setting within the heart of the town centre.

Built approximately 11 years ago to an exceptionally high standard the property benefits from luxury fitted kitchen, bathroom & en-suite, whilst outside there is a private terrace and gated allocated parking.

Other nice touches include, underfloor heating, granite work tops, vaulted ceilings, Velux windows and integrated Miele appliances.

Dolphin Yard is a truly unique development of just 16 homes in a private setting along the River Lea.

Accommodation;

Kitchen Diner/Living Room

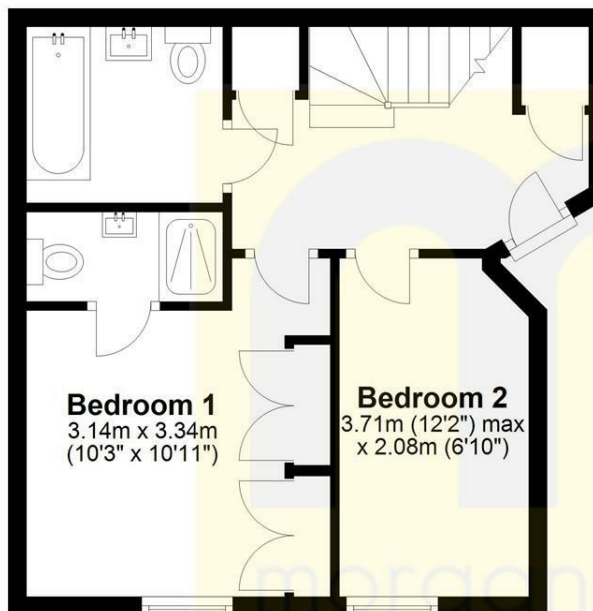
Bedroom One





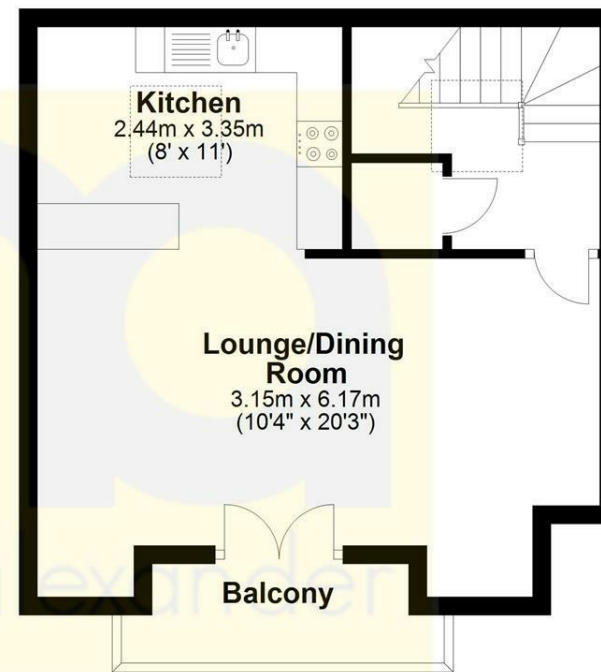
Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 71.0 sq. metres (763.8 sq. feet)

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

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