



The Waterfront, SG14 1SD  
Hertford





# The Waterfront, SG14 1SD

\*\* Valued 20% under market value \*\*

Situated in a desirable riverside development moments from Hertford East station.

This modern one-bedroom apartment in a peaceful yet central location, nestled along the scenic River Lea, the property is ideal for commuters and those seeking a blend of urban convenience and natural surroundings.

This well-designed flat features contemporary interiors, generous living space providing a calm and comfortable atmosphere.

Located close to Hertford town centre, residents have easy access to local shops, cafes, and amenities, as well as nearby parks and walking routes.

Enquire today to book into our open day!

PLEASE NOTE - THERE WILL BE NO INTERNAL PHOTOS  
PRIOR TO OPEN DAY

## £835 Per Month

- Available NOW
- Allocated parking on request

- Moments from Hertford East Station
- Ground floor









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.



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