

- Hertford Town Centre Location
- Immaculately Presented
- Fantastic Open-Plan Living
- 2 Double Bedrooms
- Spacious Bathroom
- Modern Gated Development
- Gated Covered Parking
- Two Juliette Balconies
- Chain Free Sale

## THE WATERFRONT, HERTFORD

2 1 1

Superb 2 bedroom apartment ideally positioned in the heart of Hertford close to the town centre and BR station. The property benefits from a lovely open-plan kitchen/living room, 2 generous bedrooms, spacious bathroom plus allocated parking for one vehicle. Ideal first time or investment buy. Internal viewing recommended.

GUIDE PRICE  
**£280,000**

Ware  
**01920 412200**

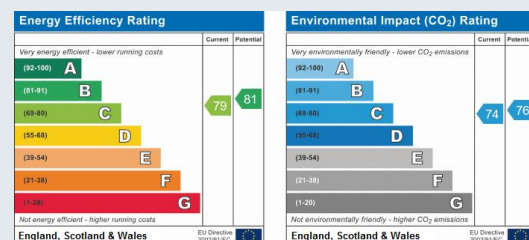
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern two bedroom first floor apartment located a stone's throw from Hertford's Town Centre and Hertford East British Rail Station with links into London Liverpool Street (approx. 45 minutes journey time) and Cambridge. The apartment is located in a gated town centre development and it has been well maintained by the present owner representing an ideal opportunity for a first time buyer or buy to let investor. It is to be sold chain free giving the buyer peace of mind that there will not be any unnecessary delays and a quick transaction is possible.

The communal entrance hall is accessed via a security entry door and is well maintained with a wide staircase leading up to the first and second floors. The development also benefits from lift access.

Upon entering the apartment itself, it feels bright and airy, the entrance hall has a storage cupboard with doors leading off to the open-plan kitchen/lounge/diner, two bedrooms and bathroom.

The fantastic open-plan kitchen/lounge/diner is the focal point and is of a particularly good size boasting a fabulous Juliette balcony providing a lot of natural light. The kitchen is comprehensively fitted with a range of wall and base units and includes an integrated fridge/freezer, dishwasher and washing machine. There is also built-in oven and hob.

Moving on to the two bedrooms, these are both good-size double rooms and are well-decorated throughout. The family bathroom is large and well-presented.

The property benefits from secure underground allocated parking for one vehicle with further visitor spaces available on a first come first served basis.

Ensum Brown highly advise a viewing of this property to fully appreciate, not only the property, but the fantastic modern development as well. Please call 01920 412200 to arrange your accompanied viewing.

## LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town or Ware just 3 miles up the road. The town is one of the area's most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Hertford has a bustling high street and very much has a social 'café' culture. There are over 200 shops in the town centre, a mixture of high street chain stores, specialist shops, restaurants, hairdressers, banks and other retail services. One of the attributes that distinguishes Hertford from its larger neighbors is the number of independent traders and specialist shops in the town. The number of eateries is in excess of 40, ranging from Thai, through Indian, Japanese and Italian, to fish & chips and Kebabs. As befitting a market town, every Saturday there is a charter market in the town centre and also a farmers' market every second Saturday of the month.

With regards to education, this is one of the biggest draws to the area. To name a few you have Simon Ball primary school through to sixth form, the prestigious Richard Hale secondary and sixth form college, Sele secondary School and then located within a few miles of Hertford and Ware you have private schools including Haileybury, St Edmunds College, Heathmount and Duncombe school.

If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!

