



Tallow Wharf, Bircherley Green, HERTFORD, SG14 1FF

Welcome to Tallow Wharf Bircherley Green, HERTFORD

Set within the highly sought-after Lea Wharf development in the heart of Hertford town centre, this exceptional first-floor apartment, built in 2023, offers bright and spacious contemporary living throughout. Ideally positioned just a short walk from Hertford East railway station & Hartham Common. The property combines modern convenience with an enviable central location. The apartment features two generously sized double bedrooms, including a superb principal bedroom benefiting from a stylish en-suite with double shower. A spacious open-plan kitchen, living and dining area forms the heart of the home, complete with a range of sleek high-specification integrated appliances, creating the perfect space for both relaxing and entertaining. A separate modern family bathroom further complements the accommodation. Additional benefits include lift access, access to a beautifully landscaped communal roof sun terrace, and allocated parking within Bircherley Green car park.



-Accommodation Overview-

Communal Entrance

Hallway

Open Plan Lounge / Kitchen

20' 3" max x 12' 4" max (6.17m max x 3.76m max)

Bedroom One

13' 5" max x 12' 6" max (4.09m max x 3.81m max)

En-Suite Shower Room

Bedroom Two

10' max x 9' 8" max (3.05m max x 2.95m max)

Bathroom

-Exterior-

Communal Gardens:

Access to communal gardens located on the roof.

Parking:

Permit parking £750 - parking space located in Bircherely Green multi-storey car park.



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- Lea Wharf Development
- Parking Available
- Town Centre Location Ideal For Shops, Bars & Restaurants
- Offered Chain Free

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £2640.00 Yearly

Ground Rent: Ask Agent

Parking Permit £750

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 67.5 m² (727 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108297 - 0002

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