



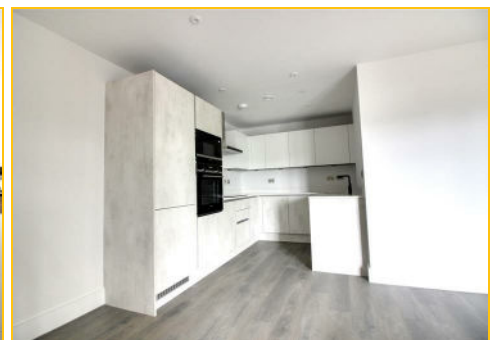
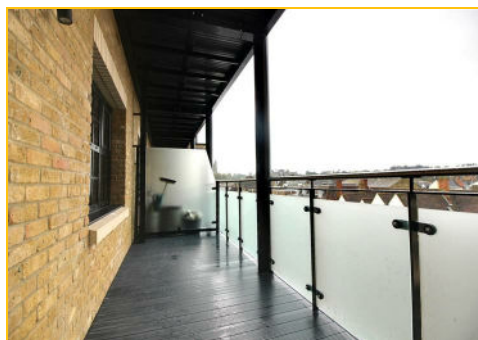
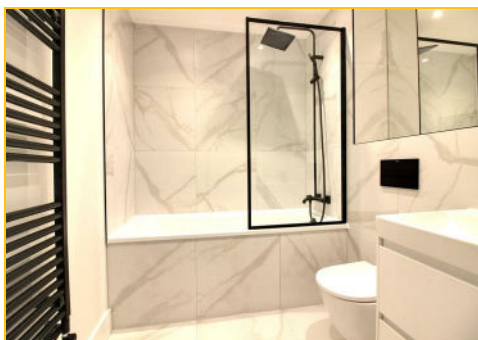
## 33 Tallow Wharf Bircherley Green, Hertford, SG14 1FF £1,400

AVAILABLE EARLY NOVEMBER! Lanes are pleased to offer this MODERN with a tasteful interior one-bedroom, third floor apartment in a BRAND NEW DEVELOPMENT with own BALCONY. Located within the heart of Hertford, the property boasts a balcony with a riverside view of the River Lea, and is positioned within the town centre offering a variety of shops, restaurants and great transport links.


Lea Wharf, an eagerly anticipated and truly breath-taking development consisting of just 98 one and two bedroom apartments situated on the banks of the River Lea. Lea Wharf has been designed to sympathetically integrate and embrace Hertford's historic architecture and design whilst providing beautiful living space within minutes' of Hertford's bustling town centre which plays host to a collection of exceptional restaurants and bars, a number of local and high-street stores, numerous supermarkets along with two mainline train stations offering easy access into the City.

The sophisticated interiors will include features that enhance the industrial wharf-style feel of the development with black window frames and fittings, contemporary German-designed kitchens fitted with quartz worktops and integrated Siemens appliances brings an element of luxury to the apartments along with unique, urban-style bathrooms.

\*COUNCIL TAX BAND - not banded yet\*



### 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	
<b>England &amp; Wales</b>	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 