Lanes
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18 Tallow Wharf Bircherley Green, Hertford, SG14 1FF

Guide Price £364,950

A beautifully presented one-bedroom apartment situated in the town centre of Hertford, offering residents easy access to riverside walks, green open spaces and all the amenities Hertford has to offer. This property was purchased as a new- build apartment in July 2023.

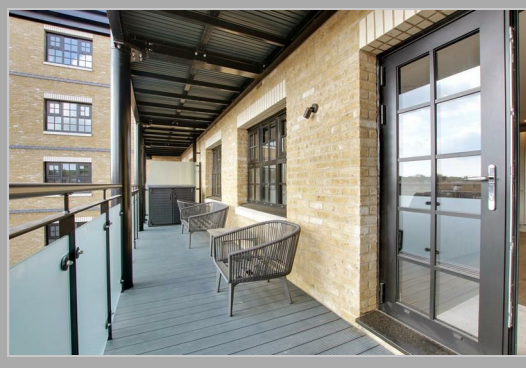
Offering stylish, contemporary living within a characterful converted development. Finished to an exceptional standard throughout. The property features a spacious open-plan living, dining & kitchen area, creating a bright and sociable living environment ideal for modern lifestyles.

The sleek fitted kitchen is equipped with integrated appliances and ample storage, while the generous double bedroom benefits from large industrial - style windows that flood the room with natural light. A luxurious shower room boasts high-quality fittings, marble - effect tiling and contemporary walk-in rainfall shower.

A standout feature of the apartment is the substantial covered balcony, providing and excellent outdoor seating area with space for entertaining and relaxing throughout the year. Combining modern design with attractive period character. This property also benefits the use of a communal roof terrace.







Summary

A beautifully presented one-bedroom apartment situated in the town centre of Hertford, offering stylish, contemporary living within a characterful converted development. Finished to an exceptional standard throughout, the property features a spacious open-plan living, dining, kitchen area, creating a bright and sociable living environment ideal for modern lifestyles.

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A standout feature of the apartment is the substantial covered balcony, providing and excellent outdoor seating area with space for entertaining and relaxing throughout the year.
Combining modern design with attractive period character, this impressive apartment is ideally suited to to first-time buyers, professionals, investors or those seeking stylish low-maintenance home in a central location. This property also benefits the use of a communal roof terrace.

kitchen/living/dining

19'4" x 16'11" (5.79m'1.22m" x 4.88m'3.35m")

Bedroom

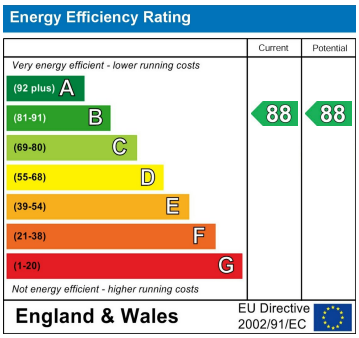
10'11"'10'0"" x 10'11"'8'0"" (3.33m'3.05m" x 3.33m'2.44m")

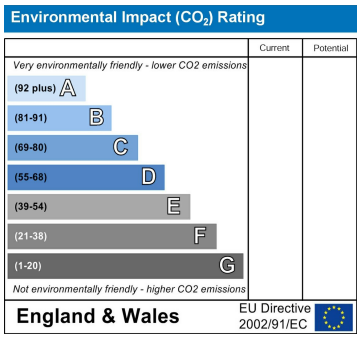
Parking

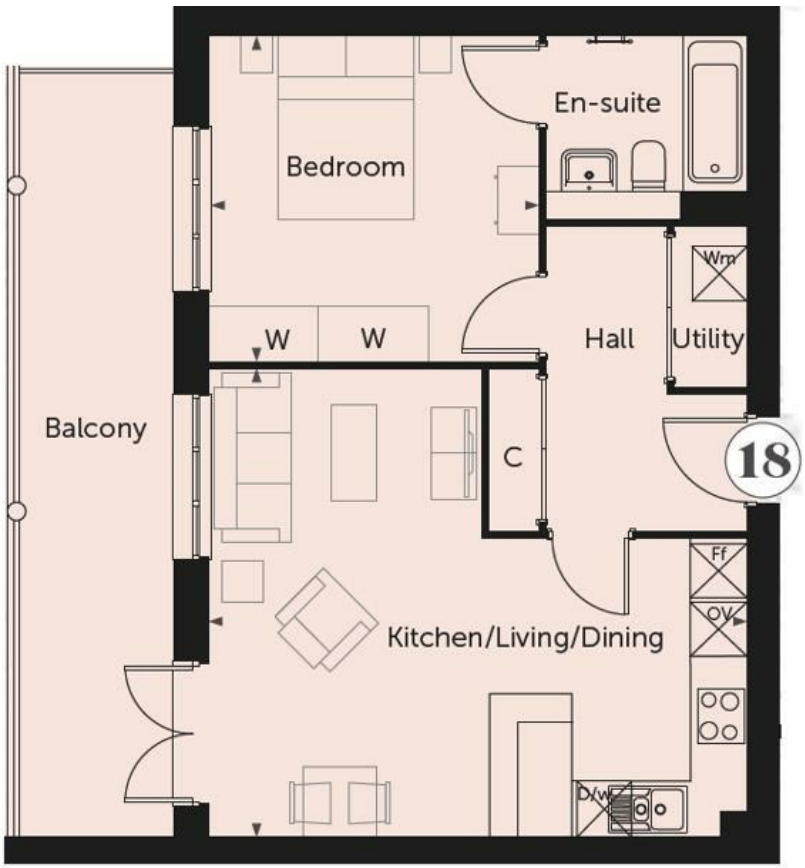
Underground allocated parking Bay

Balcony

5'7" x 27'5" (1.52m'2.13m" x 8.23m'1.52m")
A superb covered balcony providing an excellent outdoor seating and entertaining space.
Finished with contemporary decking, glazed balustrades and attractive brick elevations. This generous balcony offers a stylish extension of the living accommodation. Accessed via glazed French doors.
The space enjoys a sheltered aspect beneath a steel- framed canopy, making it ideal for year- round use.
Ample room is available for outdoor furniture, creating the perfect setting for relaxing, dining or enjoying elevated views of the surrounding area.
A rare and highly desirable feature that enhances both the lifestyle and appeal of the property.







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.







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