



13 Tallow Wharf Bircherley Green, Hertford, SG14 1FF

£390,000

Lanes
ESTATE AGENTS

13 Tallow Wharf Bircherley Green, Hertford, SG14 1FF

This beautifully presented two-bedroom, two- bathroom first floor apartment offers approximately 753sq ft of exceptionally well maintained accommodation within the sought after Tallow Wharf development, completed in 2023.

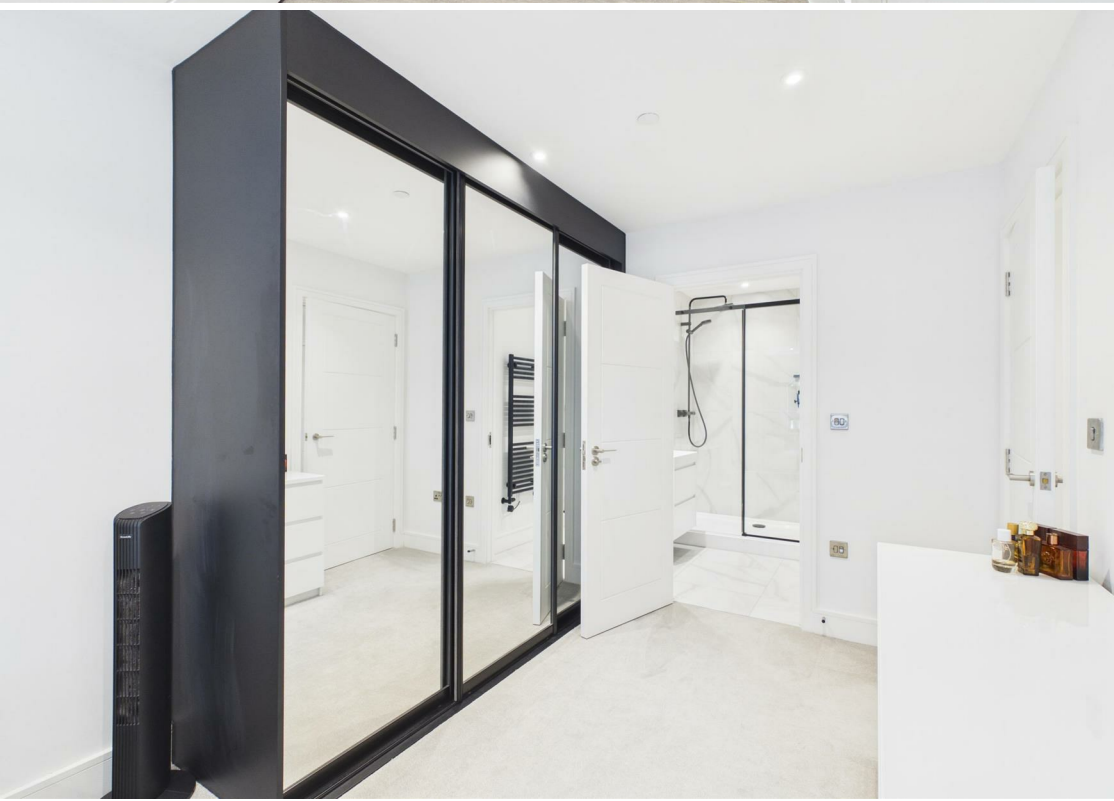
Finished to a high specification and presented to near new condition, the apartment benefits from an allocated parking space, a spacious open plan kitchen/ living/ dining area, two generous bedrooms an En-suite to the principle bedroom. A family bathroom and excellent built-in storage. Further upgrades also include a water softener.

The property is offered chain- free and further benefits from an EPC B rating, approximately 996 years remaining on the lease, peppercorn ground rent, concierge facilities, access to a landscaped communal rooftop garden exclusively for residents, and the remainder of its new-build warranty.

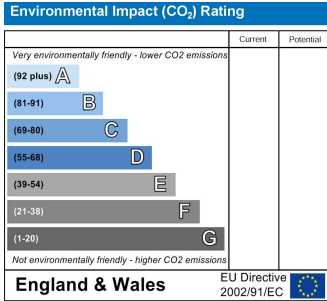
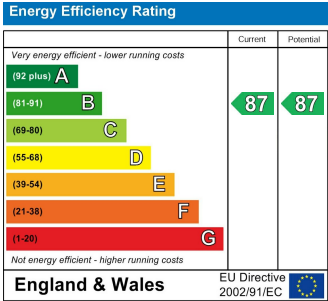
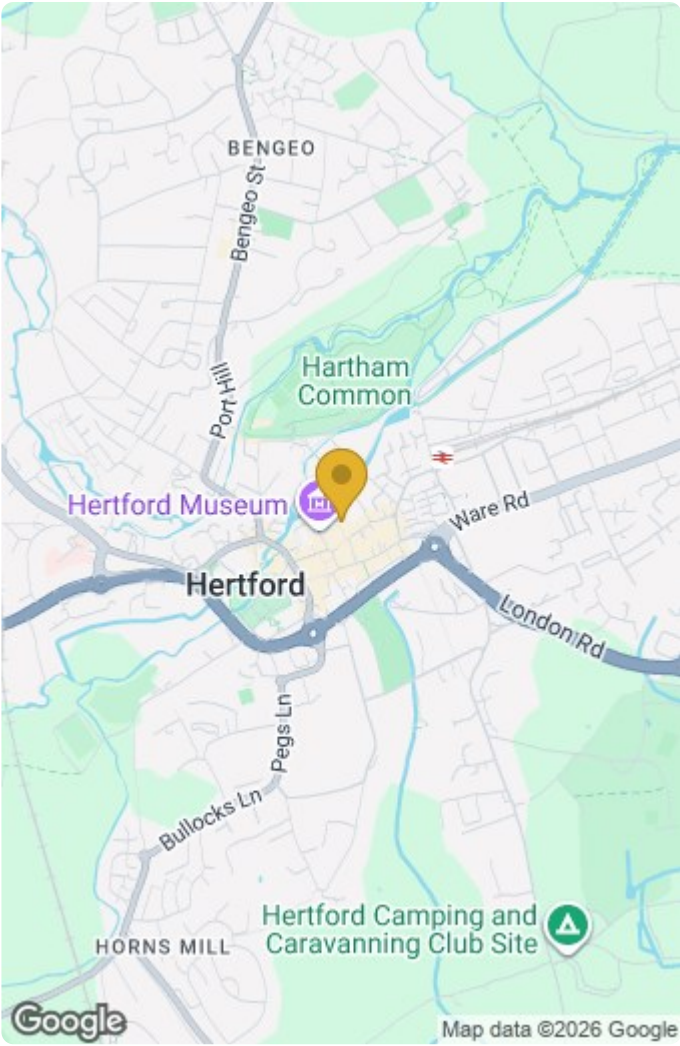
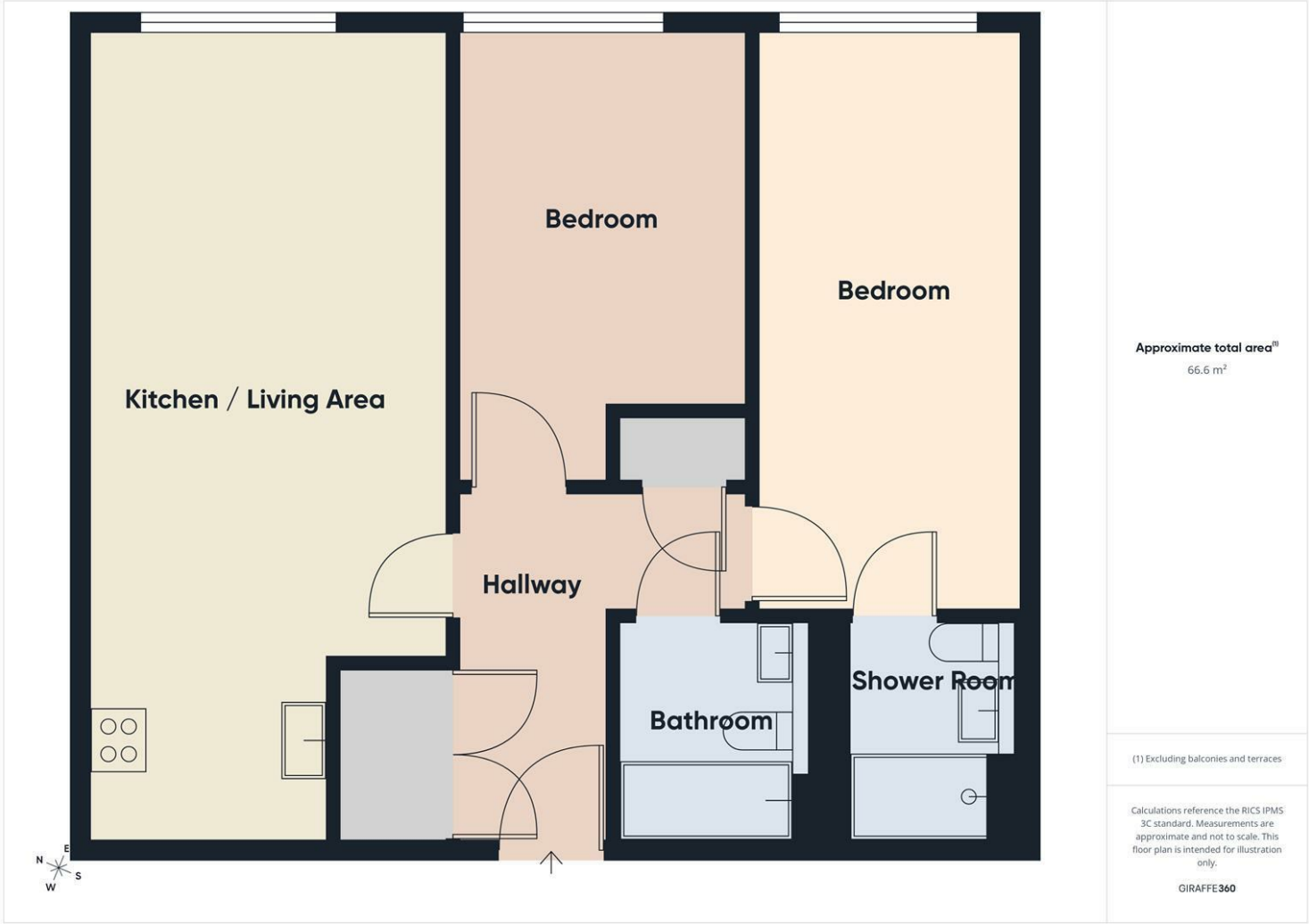
Tallow Wharf is ideally positioned in the heart of Hertford, within easy reach of a wide selection of shops, restaurants, cafes and leisure facilities. Both Hertford East and Hertford North stations are within walking distance, providing excellent rail connections into London.



Entrance	
Lounge/ kitchen	25'3" x 11'0" (7.7 x 3.37)
Bedroom one	8'2" x 18'0" (2.5 x 5.5)
En-suite	
Bedroom two	8'6" x 14'1" (2.6 x 4.3)
Bathroom	







IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.

