

13 Dolphin Yard, Maidenhead Street, Hertford
SG14 1DR

Guide Price £450,000

stevenoates.com







# 13 Dolphin Yard Maidenhead Street, Hertford, SG14 1DR

A stunning 2 bedroom duplex apartment occupying the first and second floors with direct riverside views. The stylish accommodation comprises of an entrance hall with access to 2 bedrooms, one with an en-suite shower and a main bathroom. On the floor above there is an impressive, vaulted living space with walk on balcony and a separate kitchen area. The property comes with an allocated parking space within the secure gated car park and is offered chain free.

Located in this extremely sought after development in the centre of Hertford, this property benefits from easy access to both Hertford East & Hertford North railway stations which both offer fast and regular trains to London's Liverpool Street & Moorgate. Hertford town centre is only a distance away and provides a wide choice of local shops, bars and restaurants.

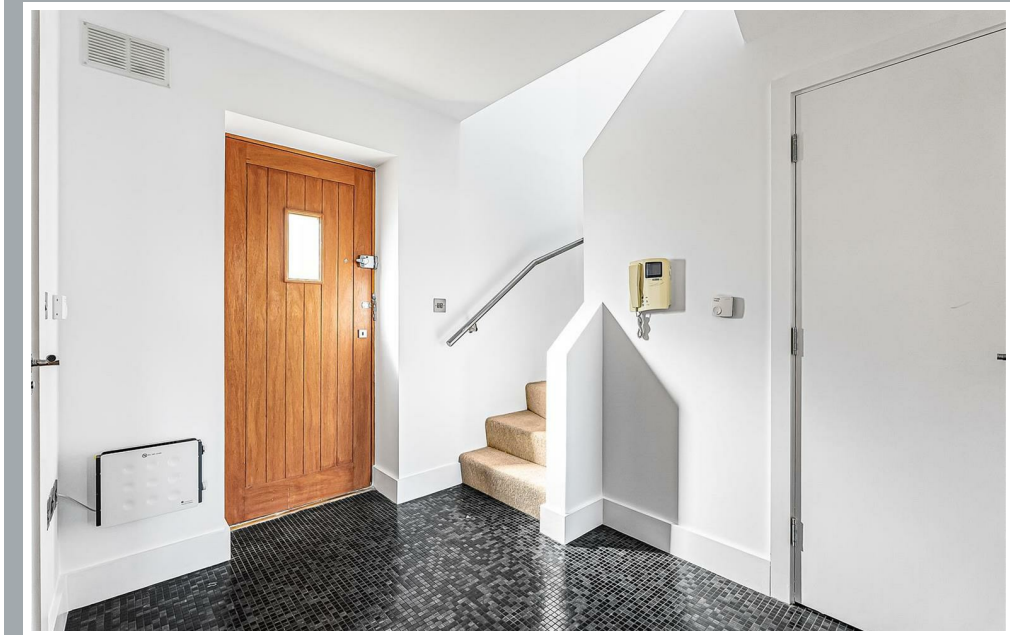


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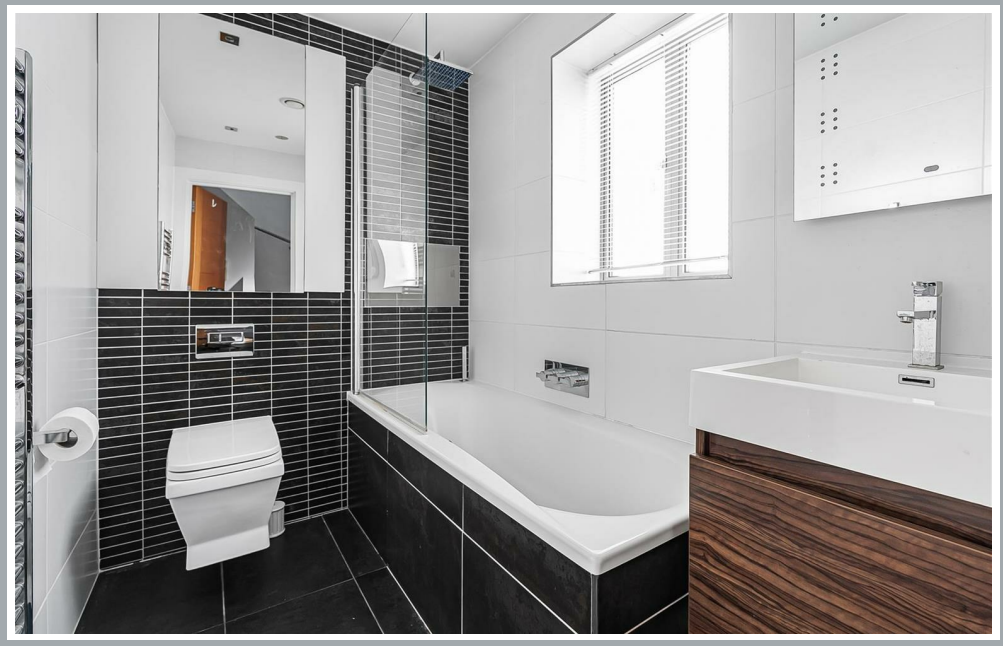




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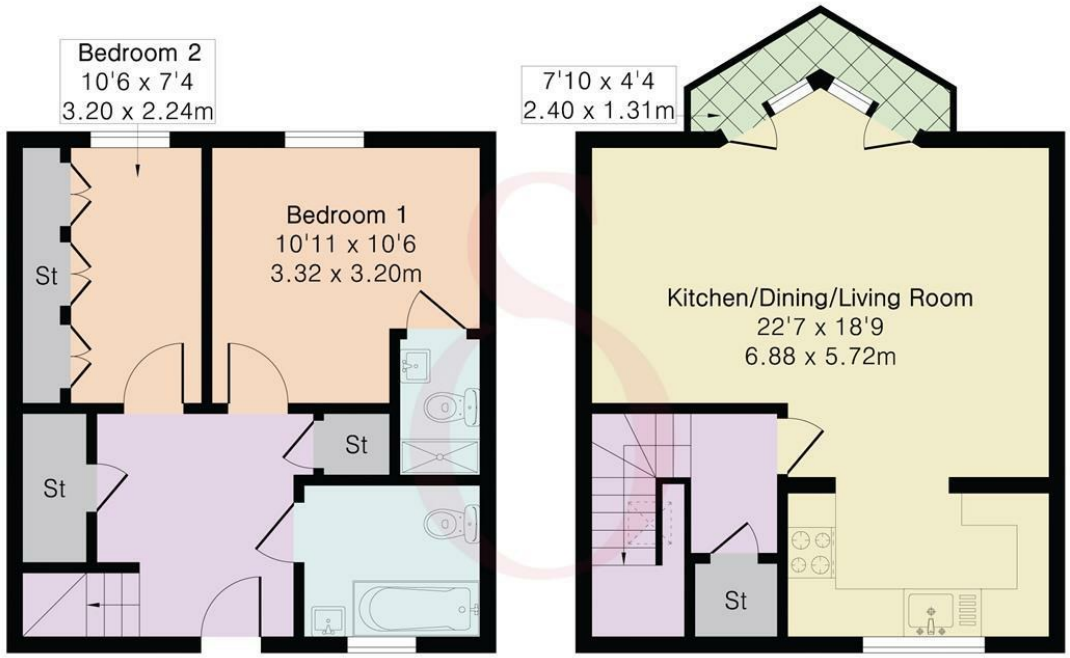


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# Approximate Gross Internal Area 764 sq ft - 71 sq m

First Floor Area 377 sq ft – 35 sq m

Top Floor Area 387 sq ft – 36 sq m




First Floor

Top Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Steven Oates

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