



## 4 Dolphin Yard, East Street

£235,000 Leasehold

Under Cover Allocated Parking With EV Charging Point • Communal Gardens • Spacious Accommodation • Quiet Spot Just Off Of Ware High Street • Long Lease/ Reasonable Service Charge • Rarely Available 1 Bedroom Apartment



## Accommodation Comprises

### Entrance Hallway

### Lounge

Dimensions: 4.95m x 3.02m (16'3 x 9'11).

### Kitchen

Dimensions: 3.02m x 2.26m (9'11 x 7'5).

### Bedroom

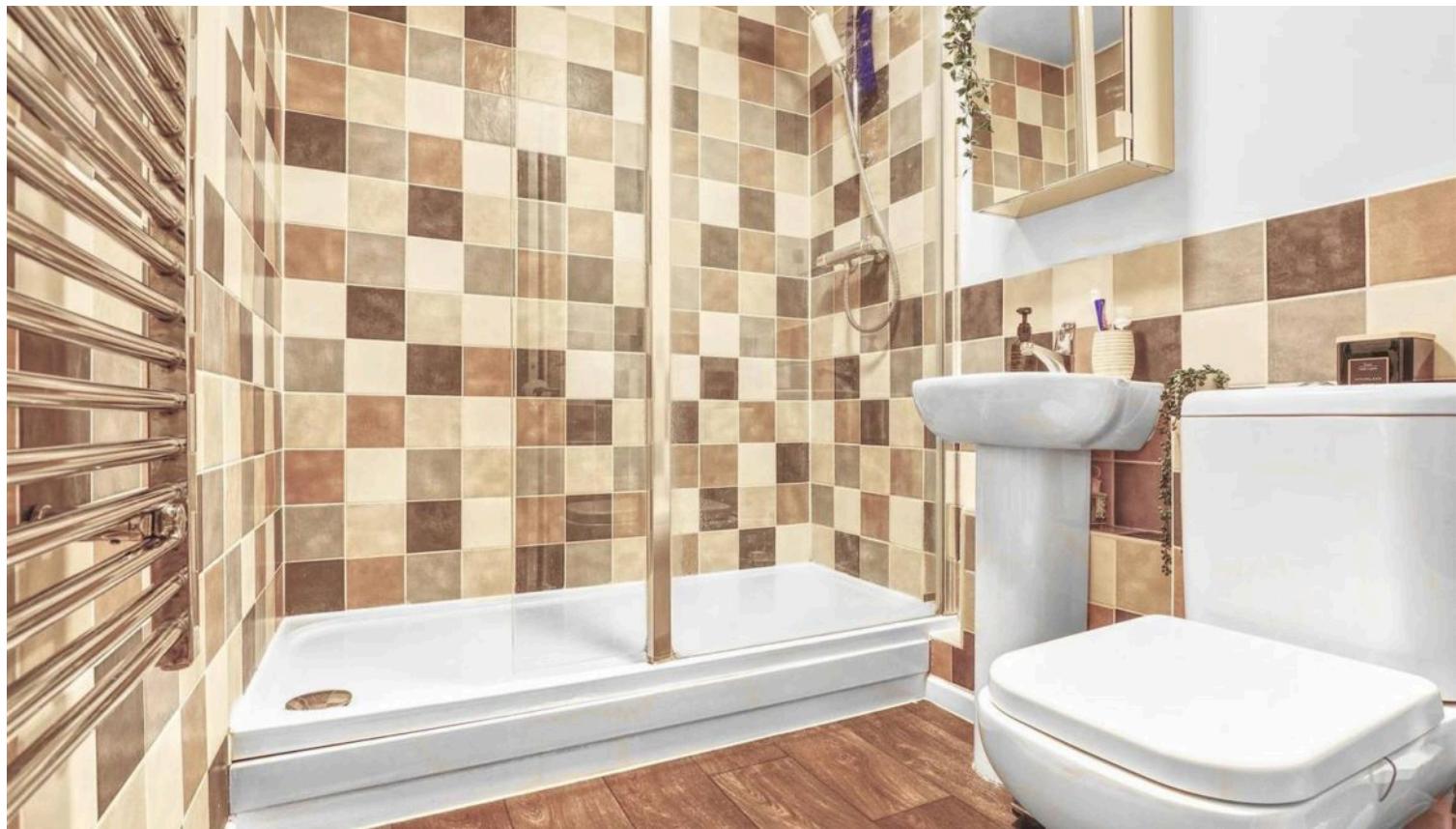
Dimensions: 3.78m x 3.45m (12'5 x 11'4).

### Shower Room

### Communal Garden

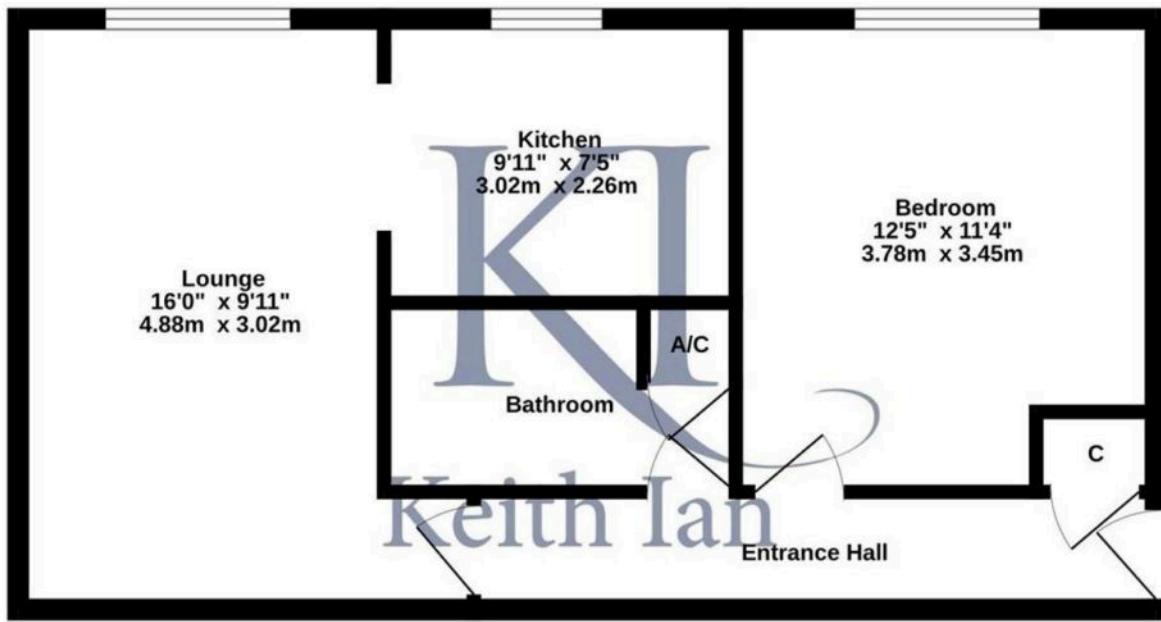
### what3words

[///stack.custom.cards](https://what3words.com/stack.custom.cards)





Ground Floor  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for reference only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025