GREENHILL

2 Elder Court Mead Lane
, Hertford, SG13 7GD

Offers in excess of £300,000

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NEW 199 YEAR LEASE WITH NO GROUND RENT CURRENTLY UNDERWAY - Greenhill Estates proudly presents this exquisite ground floor 2-bedroom apartment boasting breathtaking panoramic views of the river. This modern apartment is beautifully maintained, comes with NO CHAIN and will be sold with a new lease extension to 199 years with NO ground rent, offering peace of mind and mortgage eligibility to prospective buyers. Situated in a prime riverside location just a stone's throw away from Hertford East mainline station and a variety of local amenities in the vibrant town centre, this apartment offers convenient living at its finest.

Located on the ground floor, this apartment overlooks both the river and Hartham Common, providing easy access to picturesque riverside and countryside walks. There is also full privacy glass so you can enjoy the un-obstructed river view with the peace of mind that no one can see in.

The living space features a lounge that opens to a fully equipped kitchen/diner with integrated appliances such as a full-size dishwasher, oven, hob, and sink unit. Both bedrooms are a good size and would accommodate a double bed. They both are have fitted wardrobes and there is a recently renovated shower room. The property offers ample storage space and the added convenience of designated parking in a secure underground car park.

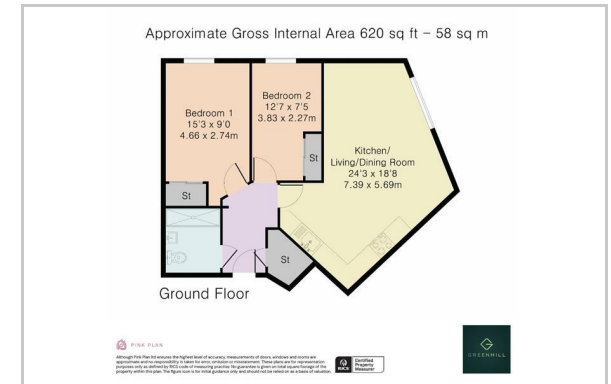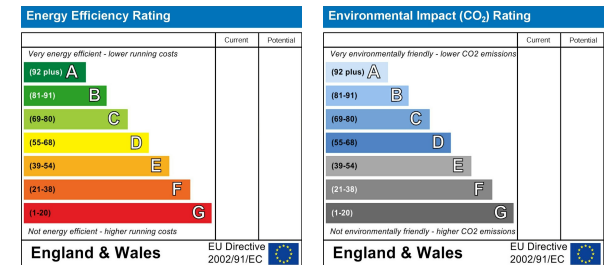A viewing is strongly advised to appreciate this fantastic apartment.

Location

Notes

Area Map

Floor Plan

Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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