



**Mead Lane, Hertford, SG13 7GA**





## Welcome to

### Mead Lane, Hertford

Welcome to this bright and modern two bedroom, two bathroom first floor apartment with its own outside space in this private gated development being just a 2 minute walk to Hertford East train station and the town centre. This well-presented residence features a bright and spacious open-plan modern kitchen/living area, two generously sized bedrooms one with en-suite shower room and as further family bathroom. The apartment also has the added benefit of a secure parking space, lift access and access to your very own large private patio. This bright apartment is literally a minute's level walk to town centre shops, bars and restaurants.



## -Accommodation Overview-

### Entrance Hall:

Large storage cupboard with plumbing and integrated washing machine, door leading to all rooms.

### Open Plan Lounge/Kitchen:

22' 7" x 10' 6" ( 6.88m x 3.20m )

Double glazed window to rear aspect, patio door leading to outside space, radiator.

### Kitchen:

Fitted wall and base units with work surface over, one and half bowl single drainer sink unit with mixer tap over, gas hob with glass extractor canopy over, integrated fridge freezer, integrated dishwasher.

### Bedroom One:

14' 4" x 10' 3" ( 4.37m x 3.12m )

Double glazed window, fitted wardrobes, radiator.

### En-Suite Shower Room:

Shower cubicle with shower over and glass screen, wash hand basin with mixer tap over, WC, wall mounted mirror, tiled floor.

### Bedroom Two:

13' 6" x 8' 2" ( 4.11m x 2.49m )

Double glazed window to, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with shower over and glass screen, wash hand basin with mixer tap over, WC, tiled walls.

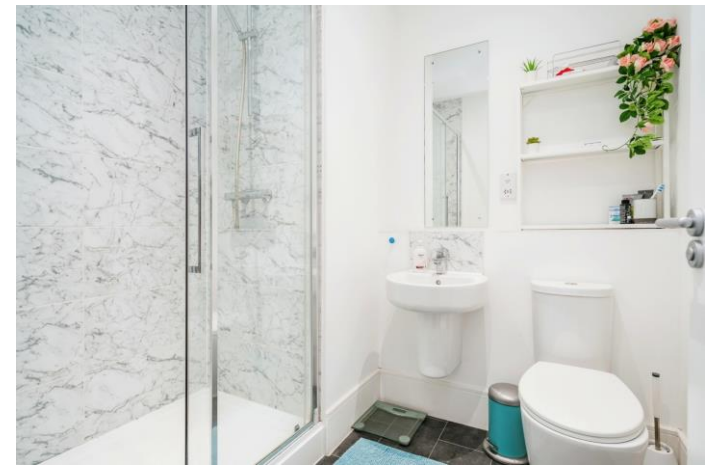
## -Exterior-

### Patio Terrace:

Own large private patio terrace.

### Parking:

Allocated parking space.



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## Welcome to

## Mead Lane, Hertford

- Two Bedroom, Two Bathroom First Floor Flat
- Open Plan Kitchen & Lounge With Access To Private Patio
- Modern Fitted Bathroom
- Long Lease
- Walking Distance To Hertford East Train Station & Town Centre

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers In Excess Of  
**£350,000**



Total floor area 114.4 m<sup>2</sup> (1,231 sq.ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.flooragent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107331 - 0002

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