



Elder Court, Mead Lane, Hertford, SG13 7GD

Welcome to Elder Court Mead Lane, Hertford

This well presented one bedroom first-floor apartment offers a delightful blend of modern living and convenience. Boasting a spacious layout, the property features a bright double bedroom with built in wardrobes, complemented by a fitted bathroom and kitchen. The kitchen comes equipped with built-in appliances. Conveniently situated within walking distance of Hertford East train line and the town centre, residents enjoy easy access to local amenities and transportation links. Secure allocated underground parking provides peace of mind, while double glazing ensures a tranquil ambiance within. Additionally, residents can relish in the beauty of well-maintained communal gardens and views across Hertford Basin Marina, Further benefits are lift access and a long lease, making this an ideal investment for a first time buyer or someone downsizing to seek comfort, convenience, and style.



-Accommodation Overview-

Entrance Hall:

Entry phone system, storage cupboard, doors leading to all rooms.

Open Plan Lounge/Kitchen:

21' 8" x 10' 11" (6.60m x 3.33m)

Double glazed window to rear aspect with views across Hertford Basin Marina, electric heater, oak wood flooring.

Kitchen:

Fitted wall and base units with work surface over, one and half bowl stainless steel sink unit with mixer tap, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, integrated washing machine, oak wood flooring.

Bedroom One:

11' 11" plus recess x 9' 1" (3.63m plus recess x 2.77m)

Double glazed window to rear aspect with views across Hartham Basin Marina, electric heater, carpet flooring, built in wardrobes.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin with mixer tap, WC, chrome heated towel rail.

-Exterior-

Parking:

One allocated secure underground parking space which can be accessed via a lift.



Welcome to Elder Court Mead Lane

- One Bedroom First Floor Flat
- Secure Underground Parking Space & Lift Access
- Electric Heating & Double Glazed Windows
- Beautiful Walks Across Hartham Common
- Prime Location For Transport Links
- Short Walk To Hertford East Train Station
- Fitted Kitchen With Integrated Appliances
- Large Communal Gardens

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Price

£280,000



Total floor area 38.8 m² (417 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.focalagent.com



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Property Ref:
HFD107368 - 0003

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