



Elder Court Mead Lane, HERTFORD, SG13 7GD

Welcome to

Elder Court Mead Lane, HERTFORD

William H Brown are delighted to bring to market this one double bedroom second floor apartment with a 110 YEAR LEASE, NO CHAIN, OPEN PLAN LOUNGE/DINER/FITTED KITCHEN, DOUBLE BEDROOM, MODERN BATHROOM, ALLOCATED PARKING and is situated ADJACENT to HERTFORD EAST STATION & TESCO'S SUPERMARKET.



-Accommodation Overview-

Entrance Hall:

Door to all rooms, airing cupboard.

Open Plan Lounge/Kitchen:

21' 2" Max x 13' 1" Max (6.45m Max x 3.99m Max)
Double glazed window to front aspect overlooking communal areas, laminate wood flooring. Two electric heaters.

Kitchen Area:

Fitted wall and base units with work surface over, stainless steel sink unit, electric hob with oven beneath and extractor canopy over, integrated fridge freezer, space for washing machine, laminate flooring.

Bedroom One:

12' 9" into door recess and wardrobes x 11' 1" max (3.89m into door recess and wardrobes x 3.38m max)
Double glazed window to side aspect, fitted wardrobes, electric heater.

Bathroom:

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

-Exterior-

Parking:

Parking for one car.



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Welcome to

Elder Court Mead Lane, HERTFORD

- One Bedroom Second Floor Apartment
- Open Plan Lounge/Kitchen
- Modern Kitchen & Bathroom
- Allocated Parking
- Adjacent to Hertford East Train Station & Town Centre

Tenure: Leasehold EPC Rating: C

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.

Guide Price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107529 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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