



## 9 Elder Court

Hertford, SG13 7GD

Price Guide £325,000



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## Communal Entrance:

Accessed via secure entry phone system with stairs and lift access to first floor and private door into:

## Entrance Hall:

Wood flooring, electric panel heater, airing cupboard housing hot water cylinder and doors to:

## Living Room:

22'1 x 20'11 (6.73m x 6.38m)

UPVC double glazed windows and door to balcony with beautiful and far reaching views over the river and Hartham Common. Wood flooring, two electric panel heaters and open plan to:

## Kitchen Area:

Fitted with a range of modern base and wall units with contrasting work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel oven with separate electric hob and stainless steel extractor hood, integrated dishwasher, washing machine and fridge freezer. Recessed spot lights.

## Balcony:

14'11 x 12'0 (4.55m x 3.66m)

Private balcony that wraps around the property with stunning far reaching views over the river and Hartham Common.

## Bedroom One:

15'9 x 9'0 (4.80m x 2.74m)

UPVC double glazed window to rear, electric panel heater and built in double wardrobe.

## Bedroom Two:

12'2 x 7'9 (3.71m x 2.36m)

UPVC double glazed window to rear and electric panel heater.

## Bathroom:

7'3 x 5'8 (2.21m x 1.73m)

Recessed spot lights, chrome heated towel rail, concealed cistern WC, wall mounted wash hand basin with mixer tap and separate shower over with glass screen, tiled walls in suite area, shaver point.

## Underground Parking:

One allocated parking space in the secure underground car park.

## Communal Grounds:

Mainly laid to lawn with decorative plants and shrubs, bike park areas and outside seating areas.

## Tenure:

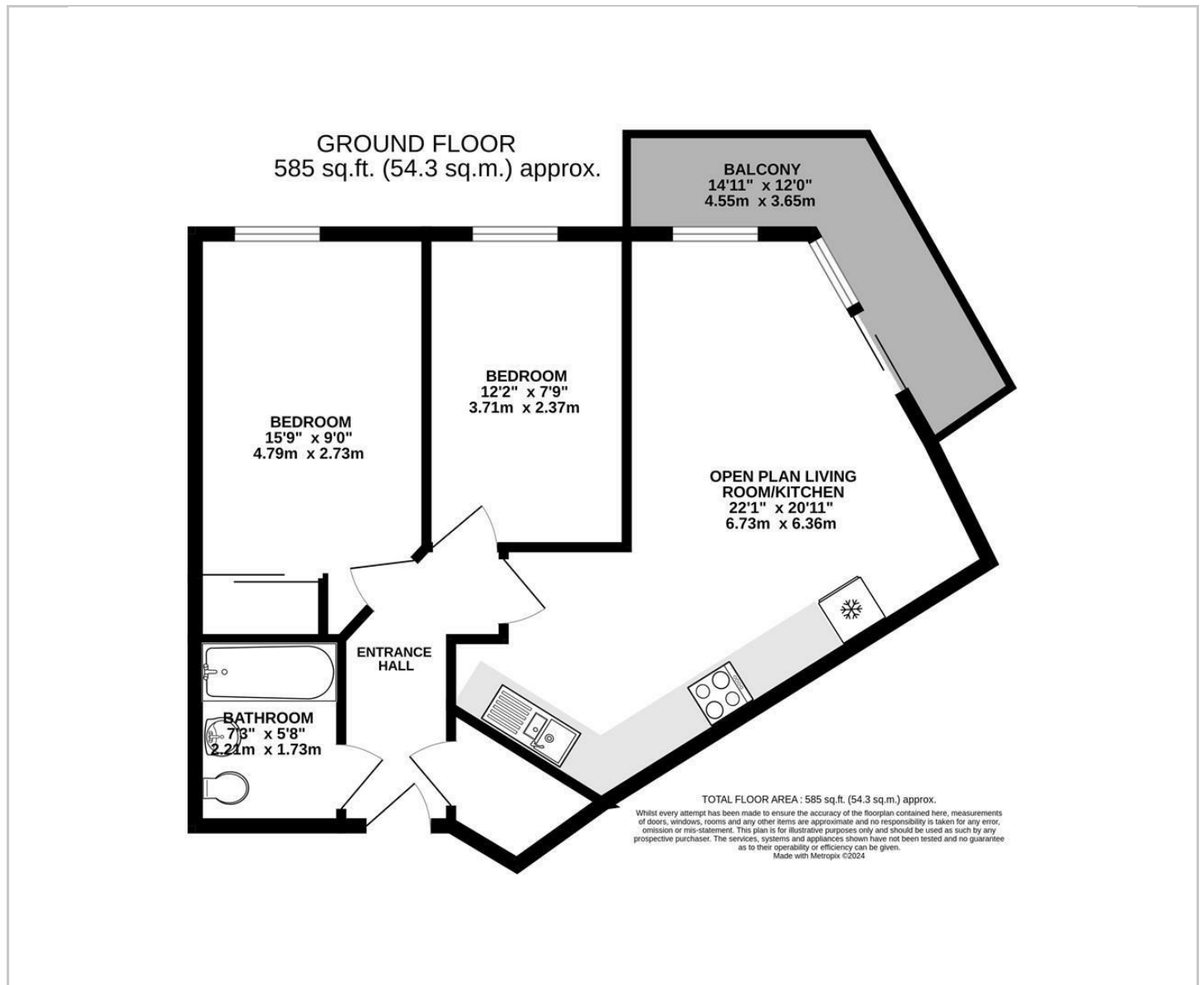
Leasehold: 125 years from 2009 (109 years remaining)

Ground Rent: £700 per annum

Service Charge: £1738 per annum



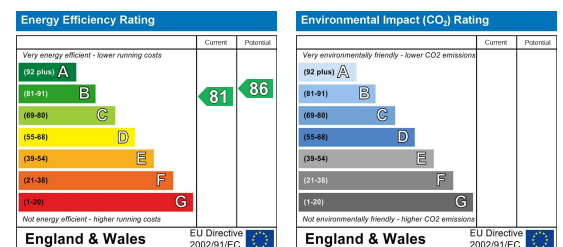
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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