

shepherds

A better home  
moving experience



## 28 Elder Court

Hertford, SG13 7GD

Price Guide £310,000



# 28 Elder Court

Hertford, SG13 7GD

Price Guide £310,000



## Communal Entrance:

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

## Entrance Hall:

Electric panel heater, entry phone handset, wood flooring, airing cupboard housing hot water cylinder and doors to:

## Living Room:

22'8 x 20'4 (6.91m x 6.20m)

UPVC double glazed window to rear, 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 stainless steel single drainer sink unit with mixer tap, recessed spot lights, wood flooring, breakfast bar, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood, integrated fridge freezer and washing machine.

## Bedroom One:

17'8 x 9'9 (5.38m x 2.97m)

UPVC double glazed window to rear, electric panel heater and built in double wardrobe with sliding mirror doors.

## Bedroom Two:

9'4 x 9'4 (2.84m x 2.84m)

UPVC double glazed window to rear and electric panel heater.

## Bathroom:

7'5 x 5'7 (2.26m x 1.70m)

Extractor, recessed spot lights, tiled flooring and walls in suite area, concealed cistern WC, wall mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and separate shower and glass screen, chrome heated towel rail and shaver point.

## Allocated Parking:

Allocated parking space in the gated underground car park.

## Communal Grounds:

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

## Tenure:

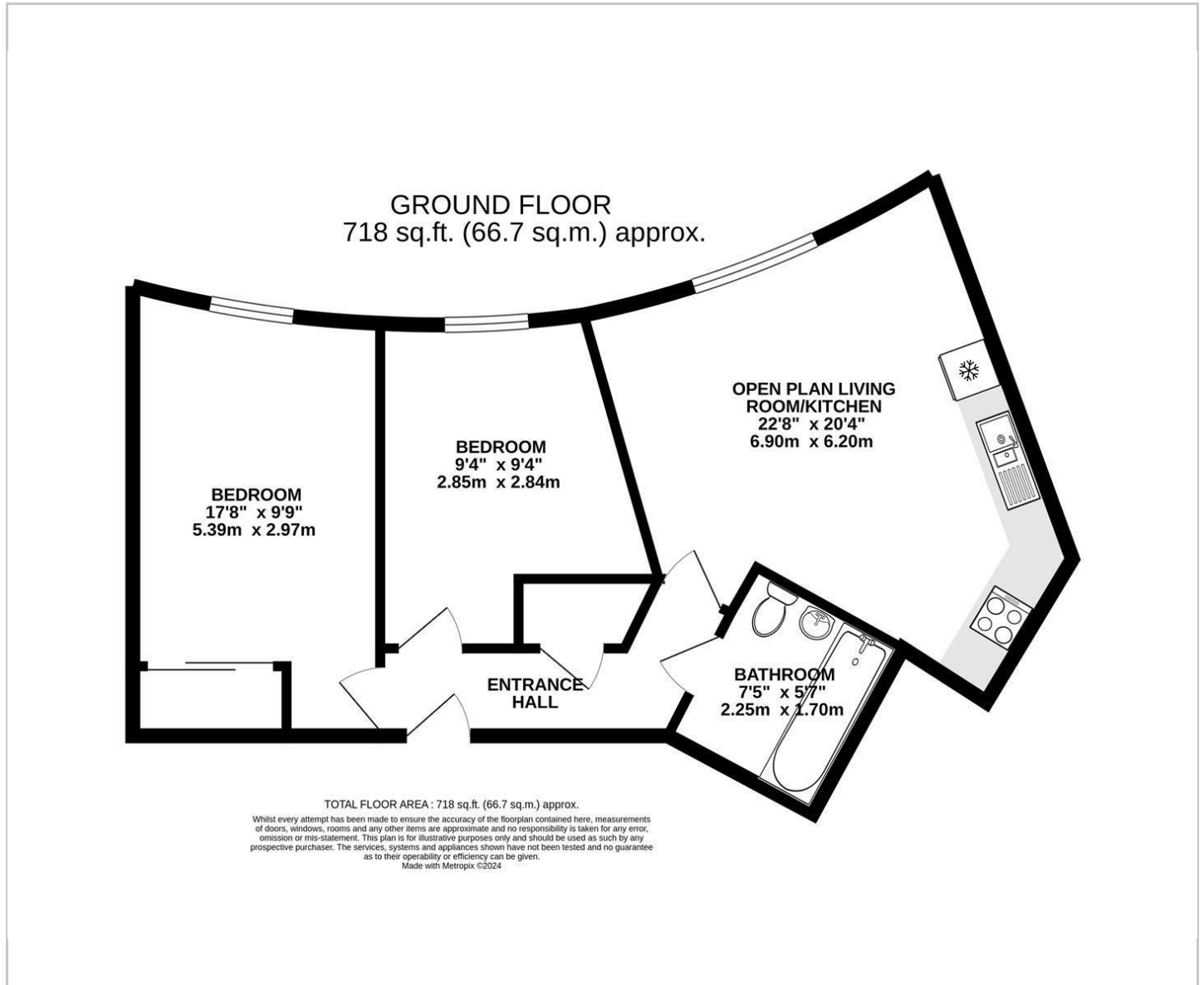
Leasehold: 125 years from 2009

Ground Rent: £700 per annum

Service Charge: £1850 per annum



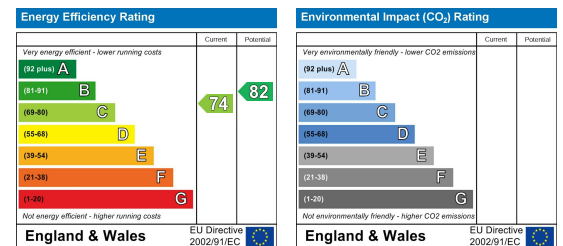
## Floor Plan



## 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.