

shepherds
A better home
moving experience



25 Elder Court
Hertford, SG13 7GD

Price Guide £320,000



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Discover the perfect blend of modern convenience and scenic tranquillity at Elder Court, where this chain-free, two-bedroom apartment offers a lifestyle of ease and elegance. Nestled in a prime riverside location, this third-floor gem boasts dual aspect views over the serene river and the lush expanse of Hartham Common, all from the comfort of your private balcony.

Step inside to find a contemporary style kitchen, fully equipped with a range of integrated appliances, seamlessly flowing into an open-plan living area. This space is designed for both relaxation and entertaining, with natural light pouring in through large windows that frame the picturesque surroundings.

The modern fitted bathroom adds a touch of luxury to your daily routine, while the convenience of lift and stair access ensures easy movement throughout the building. With a lease remaining of 109 years, this property promises long-term peace of mind.

Parking is a breeze with a secure gated underground space allocated for one car, offering both safety and convenience. The location is a commuter's dream, with Hertford East train station just a stone's throw away, providing swift connections to London and beyond. Additionally, the vibrant amenities of Hertford town centre are within easy reach, offering a plethora of shops, dining options, and cultural attractions.

Elder Court is more than just a home; it's a gateway to a lifestyle enriched by nature and convenience. Whether you're starting a new chapter or seeking a serene retreat, this apartment is a rare find that combines modern living with breathtaking views. Don't miss the opportunity to make this riverside haven your own. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

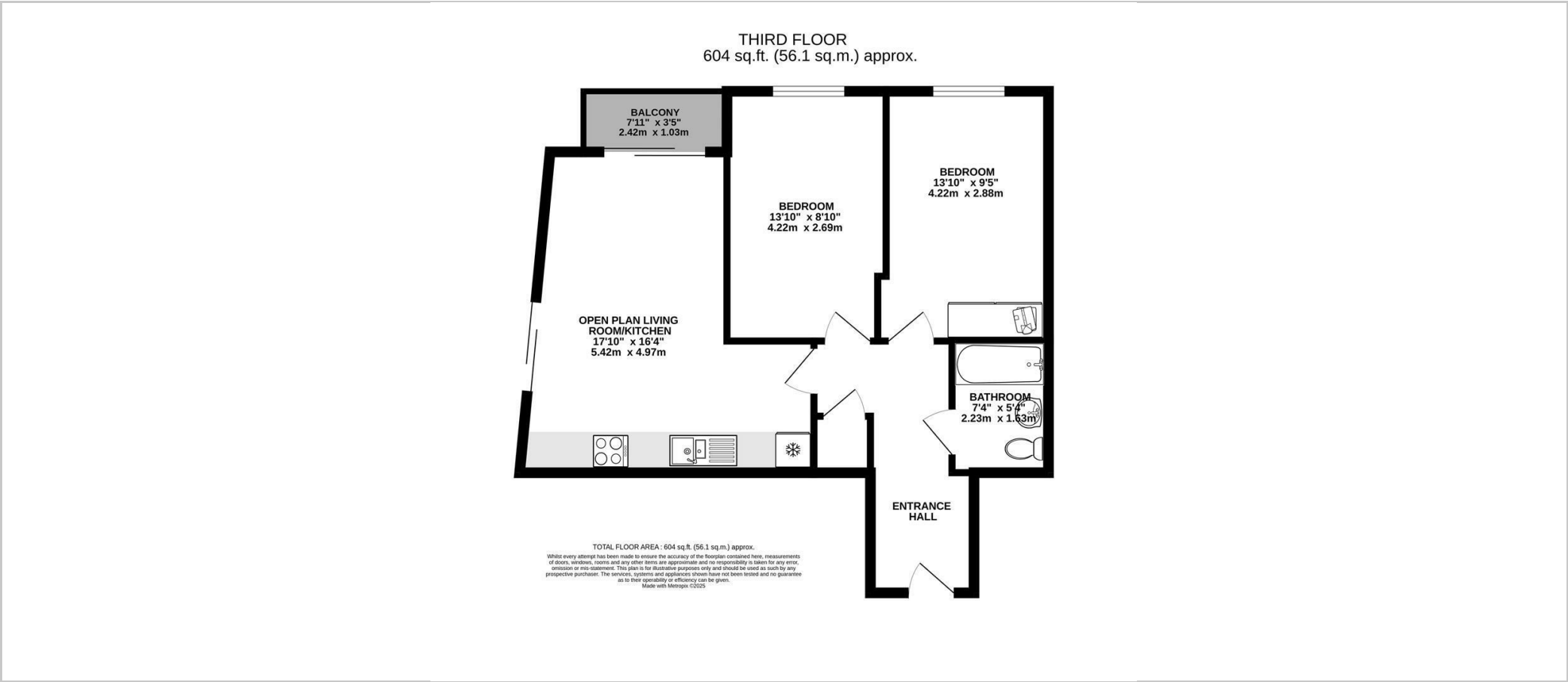




- Two bedroom riverside apartment
- Private balcony with stunning views over the river and Hartham Common
- Contemporary style fitted kitchen with a range of integrated appliances
- Spacious 17' x 16' living room with dual aspect
- Modern bathroom
- Allocated secure underground parking
- OFFERED CHAIN FREE
- Location via What3Words: [stream.venue.vent](https://www.what3words.com/stream.venue.vent)



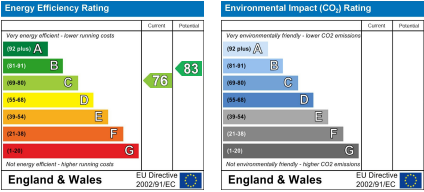
Floor Plan



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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