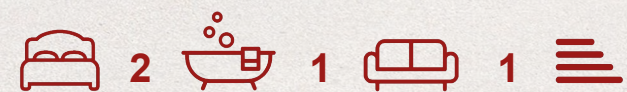


shepherds
A better home
moving experience



72 Elder Court
Hertford, SG13 7FZ

Guide Price £320,000



72 Elder Court

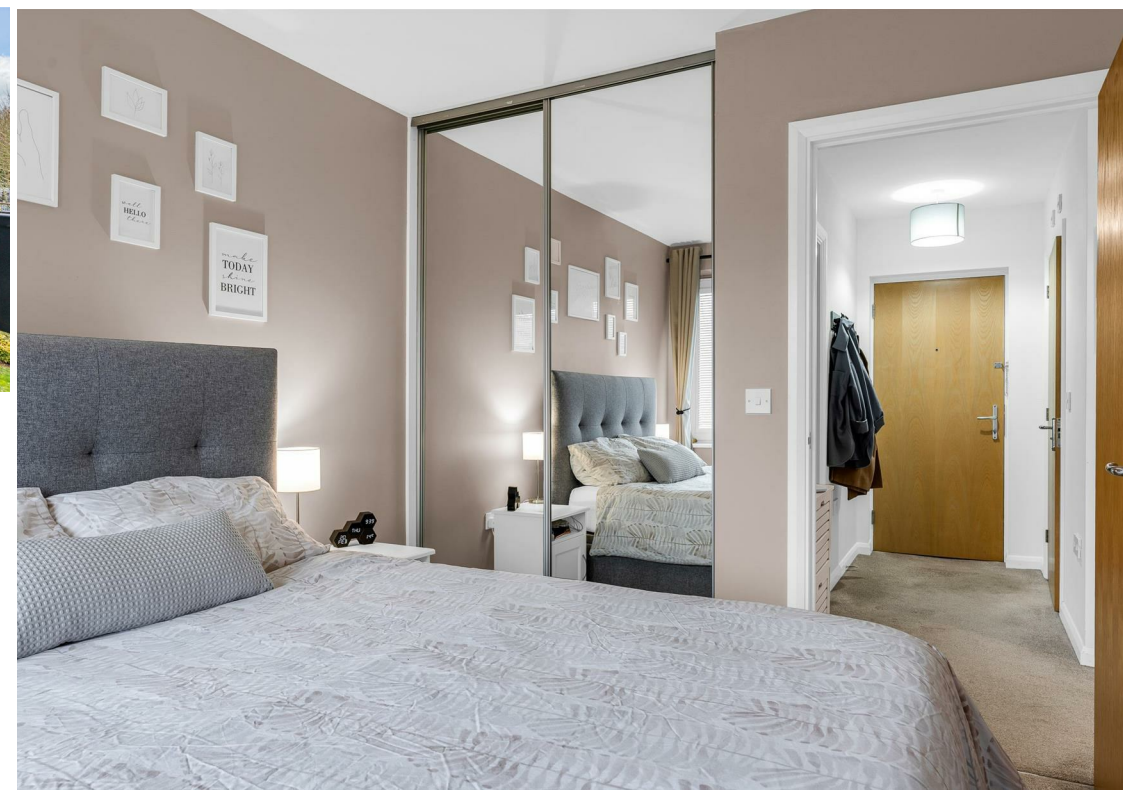
Hertford, SG13 7FZ

Located in the sought-after Elder Court development, this well-presented two-bedroom apartment offers a rare combination of space, convenience, and modern living. Just a few minutes' walk from Hertford East Station, a short stroll into town, and moments from the open green spaces of Hartham Common, the location is ideal for those seeking both connectivity and a vibrant lifestyle.

The highlight of this apartment is its exceptionally spacious open-plan kitchen, living, and dining area—perfect for entertaining or relaxing. This fantastic space is further enhanced by a full-length balcony, flooding the interior with natural light and providing an excellent outdoor extension to the living area.

Both bedrooms are well-proportioned, and the apartment is served by a stylish bathroom. Residents also benefit from an allocated underground parking space within a secure gated car park.

A fantastic opportunity for first-time buyers, downsizers, or investors—early viewing is recommended.





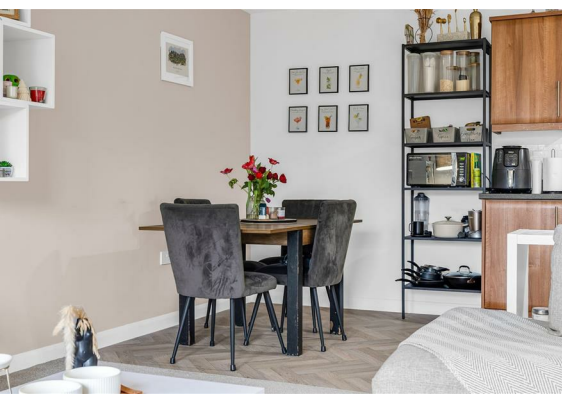
- Spacious two-bedroom apartment in a sought-after development
- Large open-plan kitchen, living & dining area
- Full-length private balcony
- Underground allocated parking space
- Few minutes' walk to Hertford East Station
- Close to Hartham Common & town centre
- Well-proportioned bedrooms & stylish bathroom
- Location via What3 Words: [jump.thinks.these](https://www.what3words.com/jump.thinks.these)

Tenure

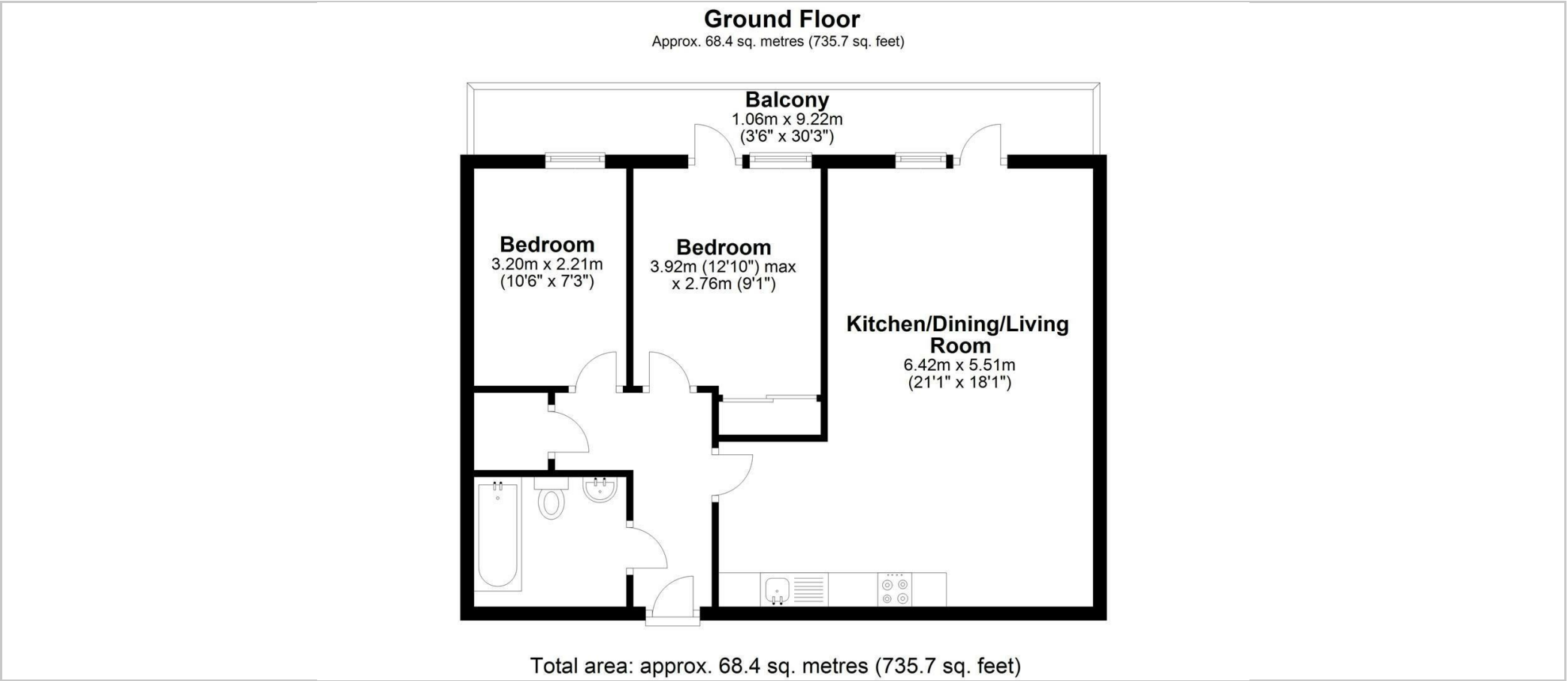
Leasehold - 108 years remaining

Service Charge - £1,800.00 per annum

Ground Rent - £433 per annum



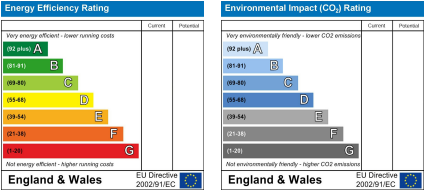
Floor Plan



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