

# shepherds

A better home  
moving experience



83 Elder Court Mead Lane  
Hertford, SG13 7FZ

**Price Guide £300,000**



## 83 Elder Court Mead Lane

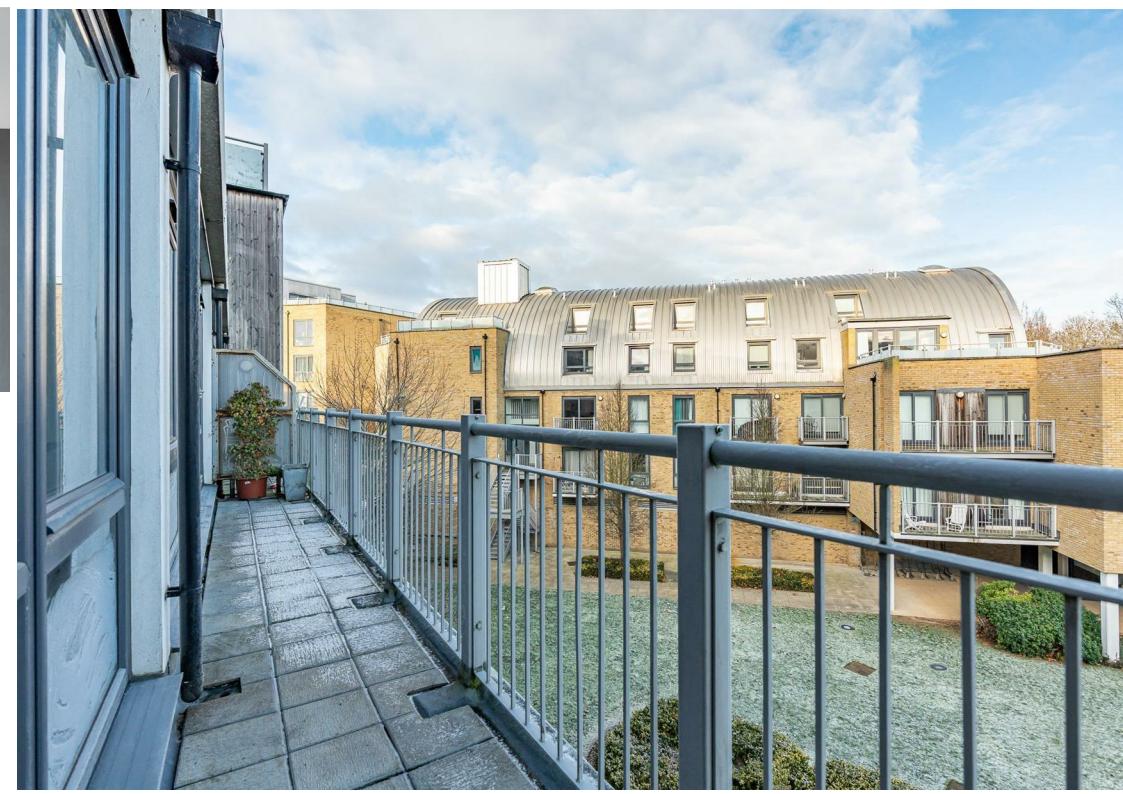
Hertford, SG13 7FZ

Positioned just a stone's throw from Hertford town centre and offered chain free, this well-presented two-bedroom apartment enjoys an excellent location close to Hertford East Station and the open green spaces and river walks of the River Lea and Hartham Common.

The apartment is centred around a bright and spacious open-plan kitchen, living, and dining room, providing a practical and sociable layout for modern living. One of the standout features is the full-length balcony, which runs the entire width of the apartment and can be accessed directly from the living area and the main bedroom, ideal for enjoying the outlook and extending the living space during warmer months.

There are two well-proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes. A stylish and well-appointed family bathroom completes the accommodation.

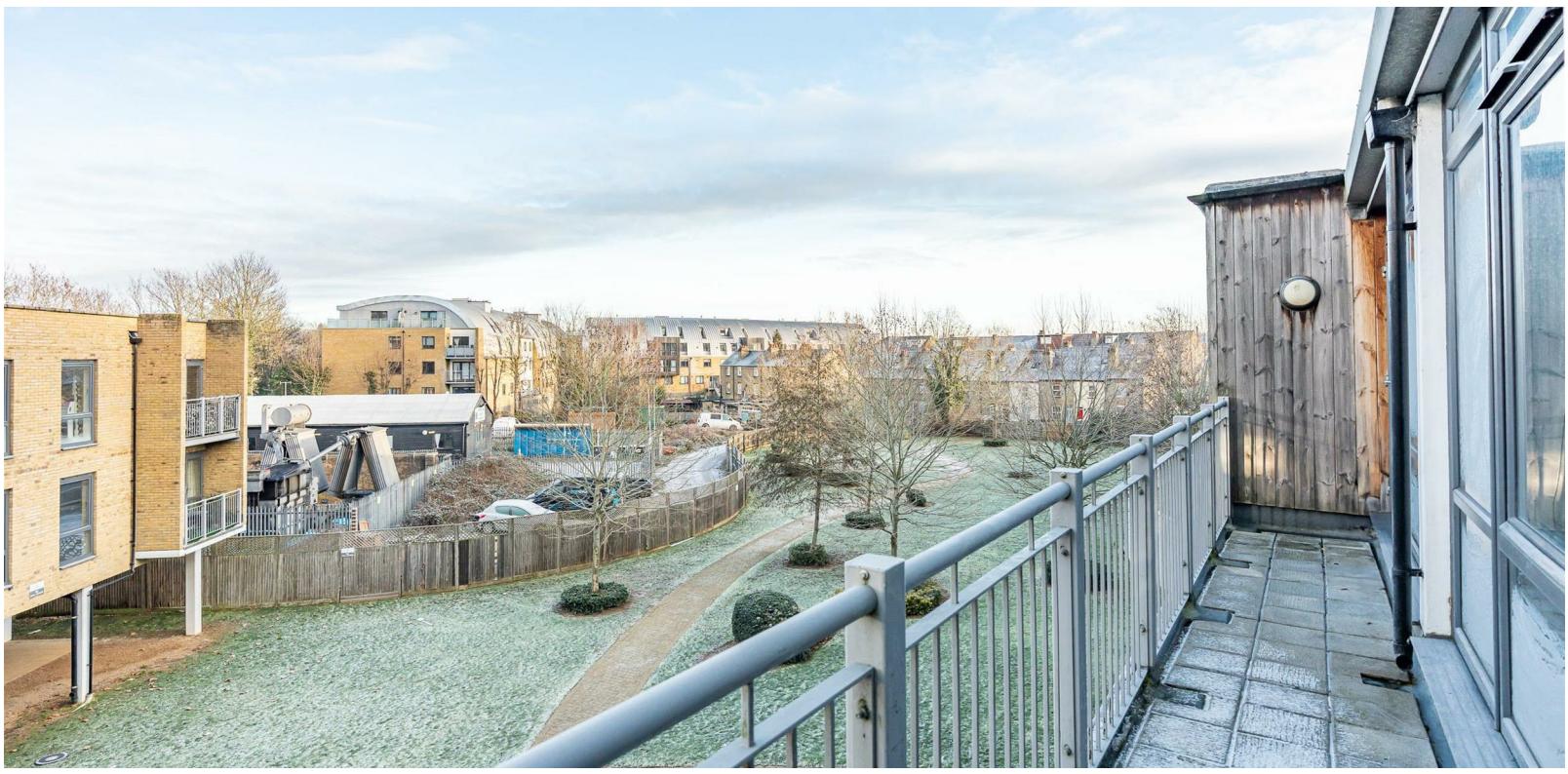
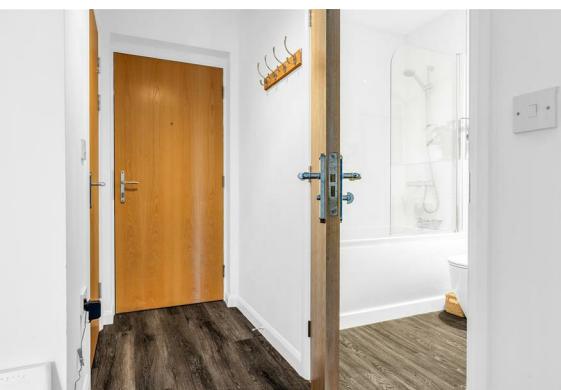
With its superb central location, generous outdoor space, and easy access to transport links, town amenities, and scenic riverside walks, this apartment would make an excellent purchase for a young professional, as well as appealing to first-time buyers or investors.



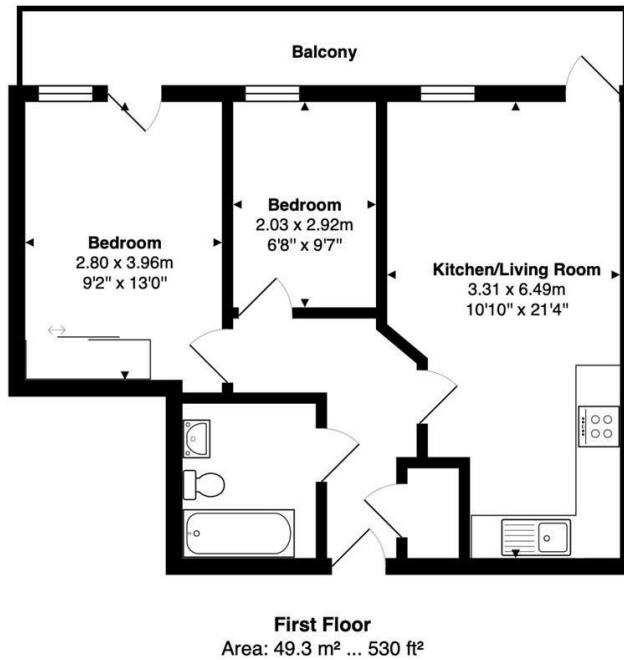


- Chain-free two-bedroom apartment in a prime central Hertford location
- Stone's throw from Hertford East Station and Hertford town centre amenities
- Full-length balcony running the width of the apartment
- Balcony access from the living area and both bedrooms
- Bright open-plan kitchen, living, and dining space
- Two good-size bedrooms, with built-in wardrobes to the main bedroom
- Stylish and well-appointed family bathroom
- Attractive outlook towards the River Lea and Hartham Common, ideal for riverside walks

Leasehold - 108 years remaining  
Service Charge - £2,550 per annum



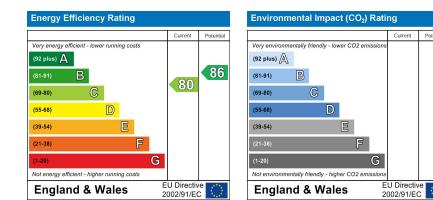
## Floor Plan



## 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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