



Shepherds
Property Sales & Lettings

The Meads | Hertford | SG13 7GD | £239,995









The Meads | Hertford | SG13 7GD

Council: East Hertforshire Tax Band: C

A beautiful one bedroom second floor apartment situated within this popular development along the River Lea and within easy reach of Hertford town centre and Hertford East BR.

The property comprises a spacious hallway, open plan living/dining, modern fitted kitchen, a large storage cupboard, entry phone system, and a double bedroom with built in wardrobes. Further benefits include a long lengthy lease and an allocated parking space, electric heating and lift

The property is within walking distance of all the shops and is ideal for those who enjoy a riverside walk or a cycle ride.

The Lease is 125 years from 2009 giving 110 remaining: Ground Rent £700 per Annum: Maintenance currently set at £1283.92 Insurance (billed separately) = £359.55

Nearest stations

Hertford East (0.1 mi): Hertford North (0.8 mi): Ware (2.0 mi)
Distances are straight line measurements from centre of postcode
Photos Were Taken Prior to Latest Rental

- Modern Apartment
- Allocated parking

• Chain Free

- Town Centre Location
- Former Show Flat

• One Bedroom

Bathroom

• Short Walk To Station











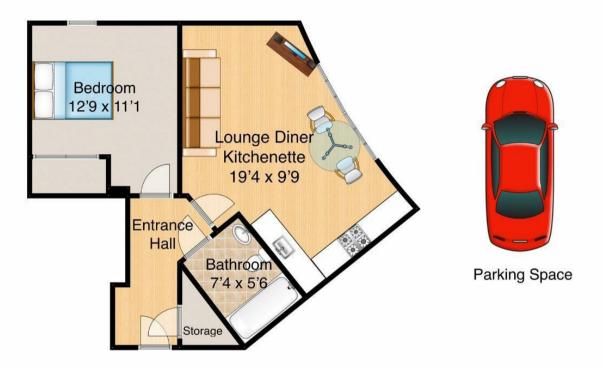




Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Elder Court, Hertford



This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

Rooms:

Communal Entrance

Lift or Stairs

2nd Floor

Front Door

Entrance Hall

Lounge Diner kitchenette 19'4 x 9'9 (5.89m x 2.97m)

Bedroom 12'9" x 11'1" (3.89 x 3.38)

Bathroom 7'4" x 5'6" (2.24 x 1.68)

Storage Cupboard

Allocated Parking









CHESHUNT

1 High Street, Cheshunt EN8 OBY

Sales: 01992 637351 Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044 Lettings: 01992 449501

enquiries@shepherdsestates.co.uk