



31 Elder Court, Mead Lane, Hertford, SG13 7GD  
Offers In Excess Of £400,000



## 31 Elder Court, Hertford, SG13 7GD

Rarely Available Two Bedroom Top Floor Apartment - Located in the heart of Hertford Town. The property boasts from a private roof terrace, two bathrooms, well presented throughout, allocated parking in secure underground car park, basement storage and lift service, door phone entry system. This apartment is walking distance to Hertford East Station regular trains to London Liverpool Street, close by to the river and offers beautiful walks and easy access to Hartham common.



### **Hallway**

Laminate flooring, wall mounted heater, storage cupboard, doors to rooms

### **Lounge** 18'3" x 10'8" (5.56m x 3.25m )

Double glazed window to rear, double glazed door to roof terrace, laminate flooring, open to kitchen

### **Kitchen** 7'10" x 7'7" (2.39m x 2.31m)

Laminate flooring, range of fitted wall and base units, integrated fridge/freezer, integrated oven and hob with extractor fan over, integrated dishwasher, integrated washing machine

### **Bedroom One** 13'6" x 8'7" (4.11m x 2.62m )

Double glazed sliding door to roof terrace, carpeted, wall mounted heater, built in wardrobes, door to en-suite

### **En-Suite**

Heated towel rail, suite comprising low flush w/c, wash basin and tiled double shower cubicle

### **Bedroom Two** 10'5" x 8'8" (3.18m x 2.64m )

Double glazed door to roof terrace, laminate flooring, wall mounted heater

### **Bathroom**

Wall mounted heater, suite comprising low flush w/c, wash basin and panelled bath with shower unit over

### **Roof Terrace** 33'0" x 22'0" (10.06m x 6.71m )

A truly fabulous and unique outside entertaining space with beautiful views

### **Parking**

One allocated parking space in secure underground car park.

### **Storage**

There is a storage unit close to the allocated parking





Approximate Gross Internal Area  
81.30 sq m / 875.10 sq ft

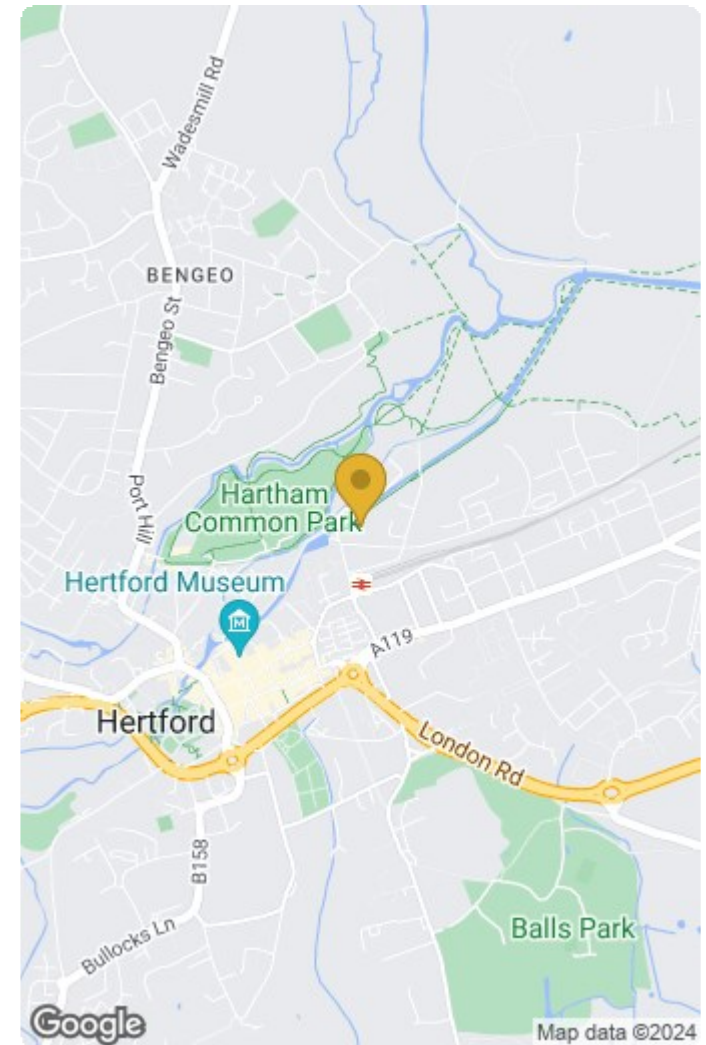
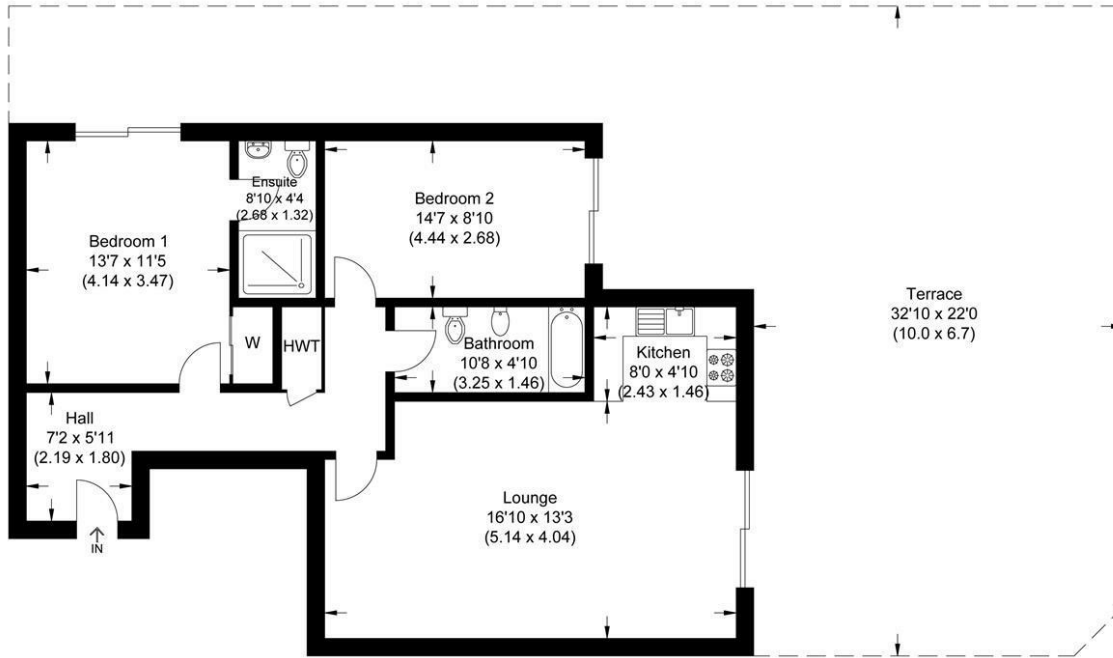


Illustration for identification purposes only, measurements are approximate, not to scale.

**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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