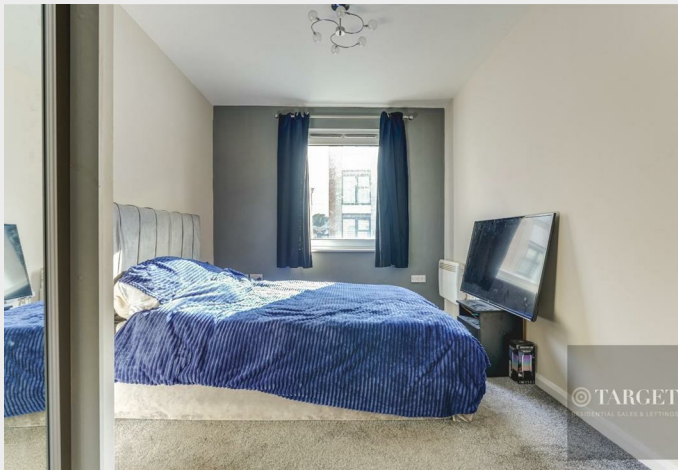




Mead Lane, Hertford SG13 7FZ

Offers Over £210,000

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Target Property is delighted to offer for sale, as sole agents, this CHAIN FREE, one-bedroom first-floor flat located in Elder Court, Mead Lane, Hertford, SG13 7FZ. Presented in excellent condition throughout, the property boasts a range of desirable features:

Prime Location:

Situated in the heart of Hertford, this property is just a short walk from Hertford Town and Hertford East Station, which provides direct train services to London Liverpool Street in under 50 minutes. Hertford North Station is also easily accessible, offering additional transport links to Moorgate and other central London destinations. At just 0.3 miles from Hertford East Station, it is an ideal choice for commuters.

Convenience & Lifestyle:

Enjoy proximity to Hartham Common, a picturesque location perfect for walking, cycling, and outdoor leisure. The River Lea is also just 300 yards away, offering scenic waterside walks and a peaceful atmosphere. Hertford's vibrant town centre is within easy reach, featuring a variety of independent shops, restaurants, cafes, and supermarkets.

Underground Parking for added security and convenience

Council Tax: Band C

Ease to first floor: Lift

A Sought-After Location:

Hertford seamlessly blends historic charm with modern amenities. The area offers excellent educational facilities, including a selection of well-regarded primary and secondary schools. Residents also benefit from a range of recreational options, such as Hertford Theatre, a leisure centre, and numerous green spaces.

This well-maintained and ideally located property is perfect for first-time buyers, investors, or those looking to downsize.

Contact us today to arrange a viewing!



Elder Court
Approximate Gross Internal Floor Area : 39.70 sq m / 427.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	88
(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	

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



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