



63, Elder Court, Hertford
SG13 7GD
Price Guide £335,000



stevenoates.com



63 Elder Court, Mead Lane, Hertford, SG13 7GD

Steven Oates are delighted to offer this stunning two-bedroom penthouse apartment which is perfectly positioned on the top floor of this modern apartment complex which faces the River Lea. This beautiful apartment has been well-maintained and boasts over 800 sqft of space making this one of the larger units available to purchase. The property includes a good size entrance hallway, two double bedrooms, two bathrooms which have both been replaced and an impressive open plan kitchen/living room which benefits from a balcony and peaceful views of The River Lea and Hartham Common. The property is accessed by well-kept communal hallways with lifts to all floors and there is secure underground allocated parking. Internal viewing highly recommended !

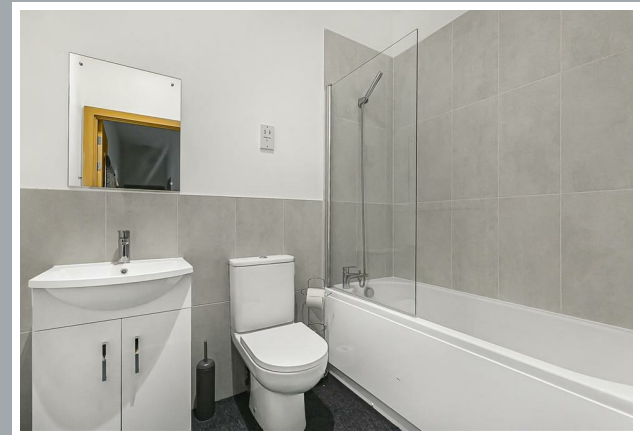
Situated near Hertford East mainline station, this development offers the perfect blend of City convenience with County town living whilst remaining in a quiet location. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. Elder Court is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.



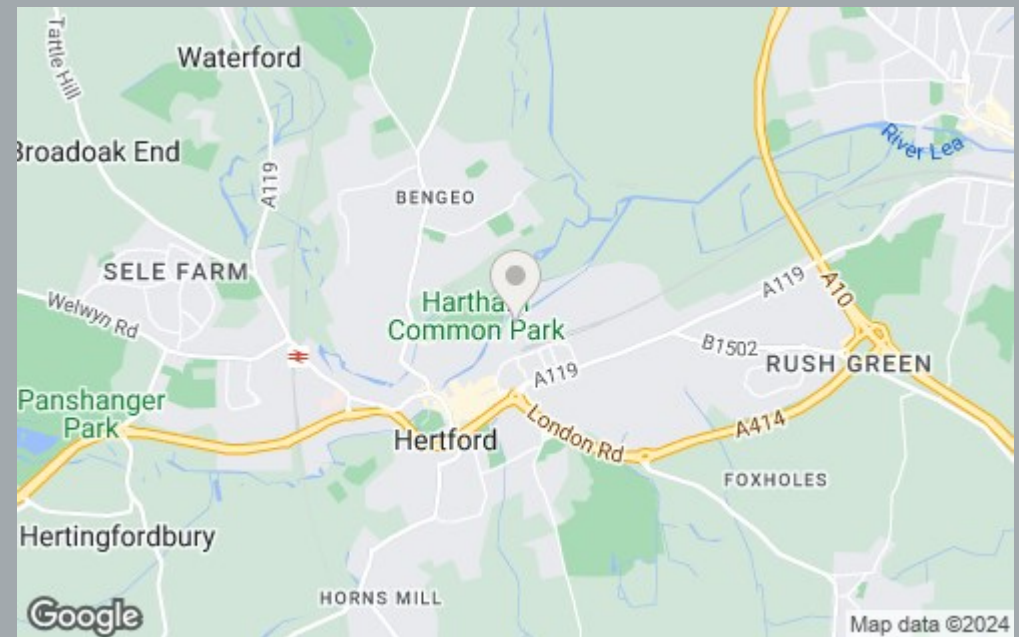
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Approximate Gross Internal Area 823 sq ft – 76 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

