



**Corner Plot First Floor Apartment**

**Two Double Bedrooms, Two Bathrooms**

**Underground Secure Parking Space**

**Very Good Condition**

**Walking Distance to Hertford East Station,  
Hartham Park, Canal Walks and Town Centre**

**Communal Gardens**

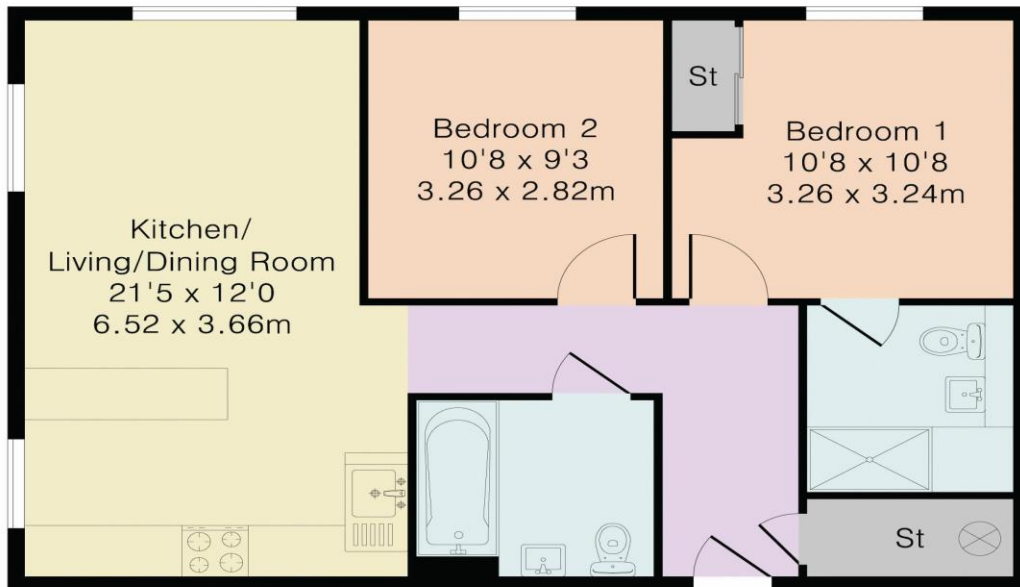


**12 Mead Lane**  
Hertford, SG13 7GA

**Offers in the Region  
Of £345,000**

For Sale: A fantastic example of a well put together two bedroom apartment in a prime location between Hartham Park, the river and Hertford Town Centre. This apartment offers first floor living accommodation, with lift comprised of a large open plan kitchen/lounge, two double bedrooms, and two bathrooms. There is storage and the property is a corner plot and therefore very bright. There are communal gardens for residents to enjoy. The property also comes with an secure underground parking spot. Mead Lane is situated on the East of Hertford and is very close to Hertford East Station, Hartham Park, The River for walks and you can walk straight into Hertford Town. If you are looking for a clean and well presented two bedroom, two bathroom apartment with parking and a short walk to Hertford then this is a great opportunity. It comes CHAIN FREE. Leasehold: Approx 116 Years remaining. Ground Rent: £250 Service Charge: Approx £2507

## Approximate Gross Internal Area 663 sq ft - 62 sq m



First Floor Flat



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.





Energy performance certificate (EPC)			
12, Mead Lane HERTFORD SG13 7GA	Energy rating <b>B</b>	Valid until:	11 October 2026
		Certificate number:	9246-3872-7204-9896-4065
Property type	Mid-floor flat		
Total floor area	62 square metres		

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60