

shepherds
A better home
moving experience



83 Elder Court Mead Lane
Hertford, SG13 7FZ

Price Guide £275,000



83 Elder Court Mead Lane

Hertford, SG13 7FZ

Positioned just a stone's throw from Hertford town centre and offered chain free, this well-presented and recently updated two-bedroom apartment enjoys an excellent location close to Hertford East station and the open green spaces and riverside walks of the River Lea and Hartham Common.

The apartment is centred around a bright and spacious open-plan kitchen, living and dining room, providing a practical and sociable layout for modern living. One of the standout features is the full-length balcony, which runs the entire width of the apartment and can be accessed directly from the living area and the main bedroom - ideal for enjoying the outlook and extending the living space during warmer months.

There are two well-proportioned bedrooms, with the main bedroom benefitting from built-in wardrobes. A stylish and well-appointed family bathroom completes the accommodation, with the property having been recently refreshed to offer a clean and modern feel throughout.

Further benefits include a secure underground gated car park with an allocated parking space, adding both convenience and peace of mind.

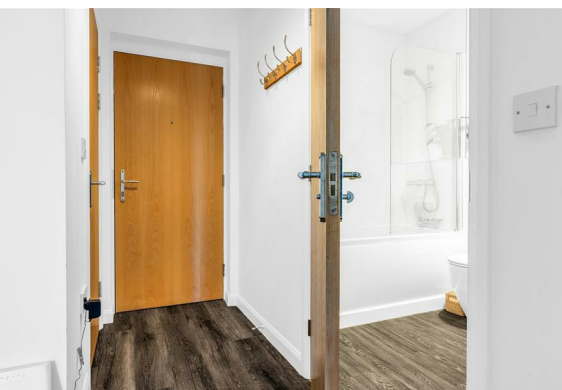
With its superb central location, generous outdoor space, secure parking and easy access to transport links, town amenities and scenic riverside walks, this apartment would make an excellent purchase for a young professional, as well as appealing to first-time buyers or investors. A deed of variation will be in place upon completion.



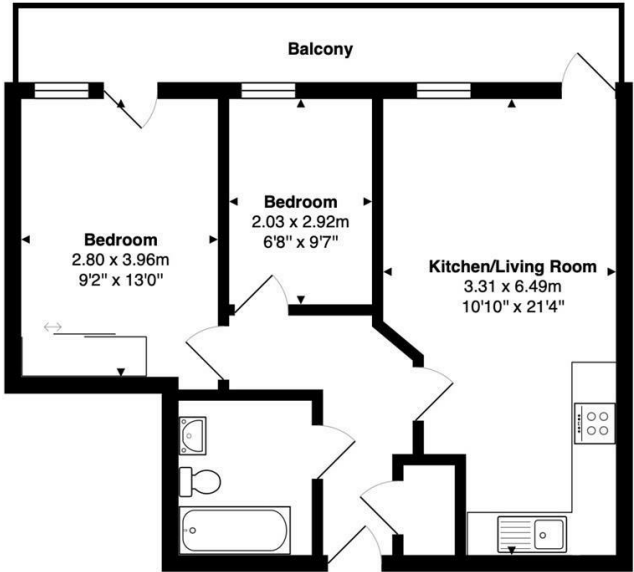


- Chain-free two-bedroom apartment in a prime central Hertford location
- Stone's throw from Hertford East Station and Hertford town centre amenities
- Full-length balcony running the width of the apartment
- Balcony access from the living area and both bedrooms
- Bright open-plan kitchen, living, and dining space
- Two good-size bedrooms, with built-in wardrobes to the main bedroom
- Stylish and well-appointed family bathroom
- Attractive outlook towards the River Lea and Hartham Common, ideal for riverside walks

Leasehold - 108 years remaining
Service Charge - £2,550 per annum



Floor Plan

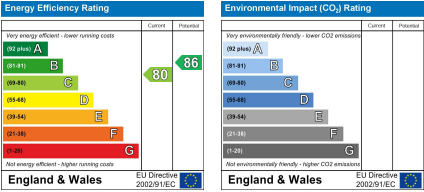


First Floor
Area: 49.3 m² ... 530 ft²

Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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.

28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk