



26 Elder Court, Mead Lane, Hertford
SG13 7GD

Asking Price £320,000



stevenoates.com



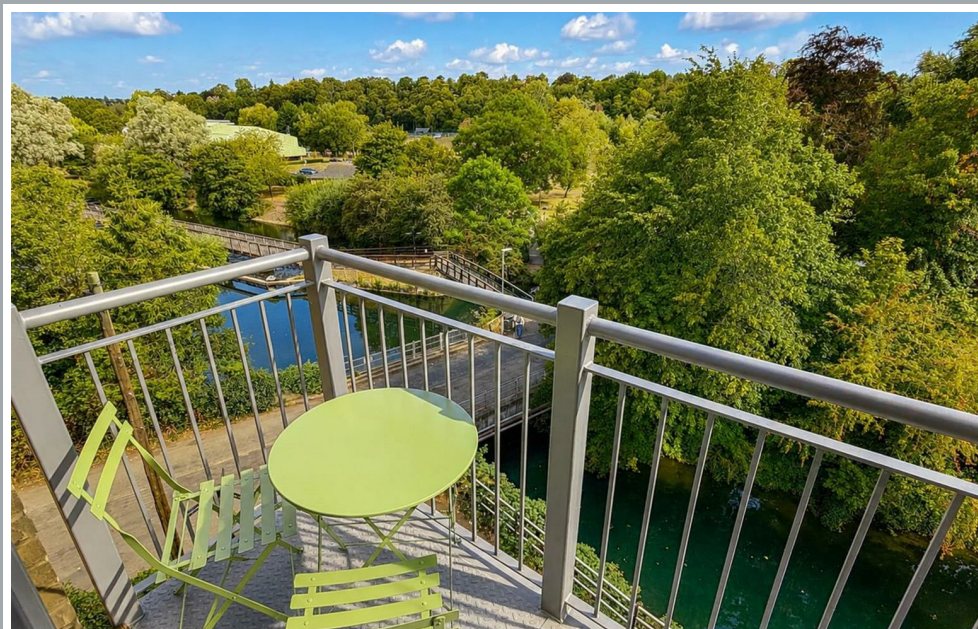
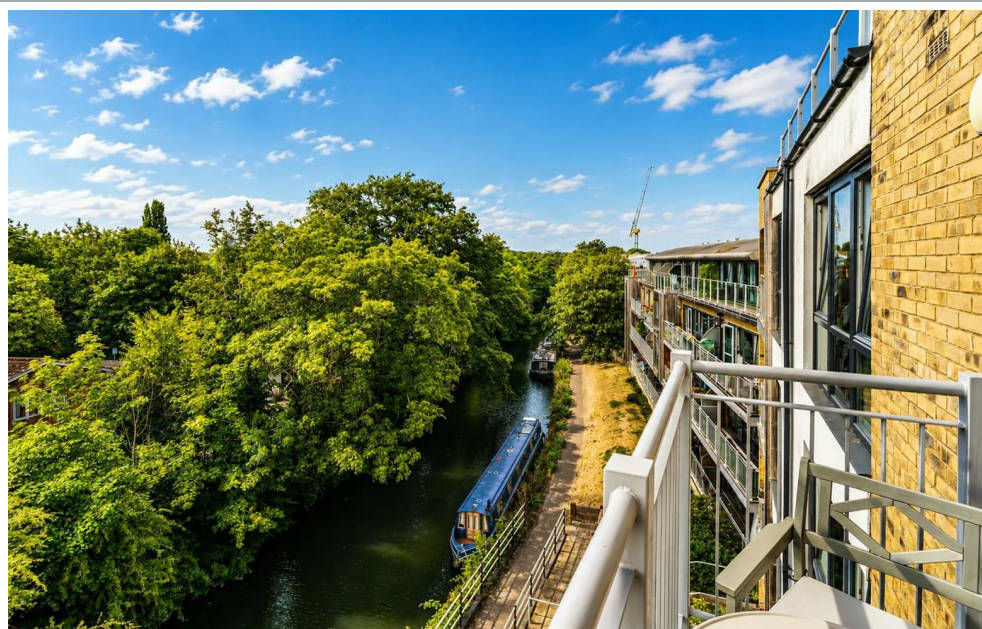
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Steven Oates are delighted to offer this impressive two-bedroom apartment, perfectly positioned within this highly sought-after riverside development, just a stone's throw from Hertford Town Centre and Hertford East train station. This desirable apartment complex offers the perfect blend of county town living and city convenience, whilst enjoying a peaceful setting on the edge of the town centre. Occupying the third floor, the apartment enjoys an elevated position that fills the home with natural light whilst taking full advantage of far-reaching panoramic views across Hartham Common, the River Lea and Hertford Basin. The well-presented accommodation comprises two generously proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and ample space for additional bedroom furniture. There is also a modern family bathroom. The heart of the home is the bright and spacious open-plan kitchen/living area, creating an ideal space for both everyday living and entertaining. Large windows further enhance the sense of space and light, framing the stunning outlook beyond. Externally, the apartment benefits from a private balcony, perfect for enjoying the picturesque surroundings, together with secure allocated parking within the underground car park and lift access to all floors.

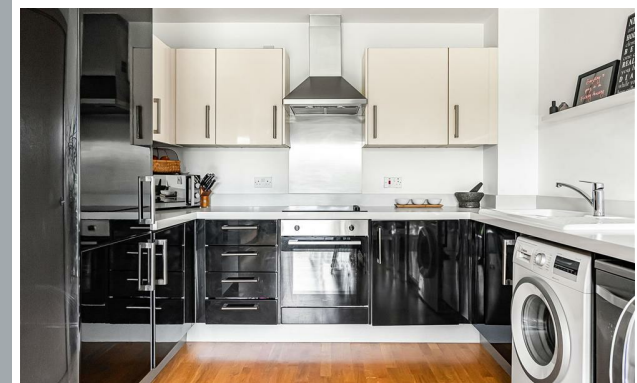
Elder Court is situated opposite Hertford East Train Station which offers a regular service to both London's Tottenham Hale & Liverpool Street stations, the property is also near to Hertford North Station which is only (1.0m) away on foot serving regular trains to Moorgate. This development is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, 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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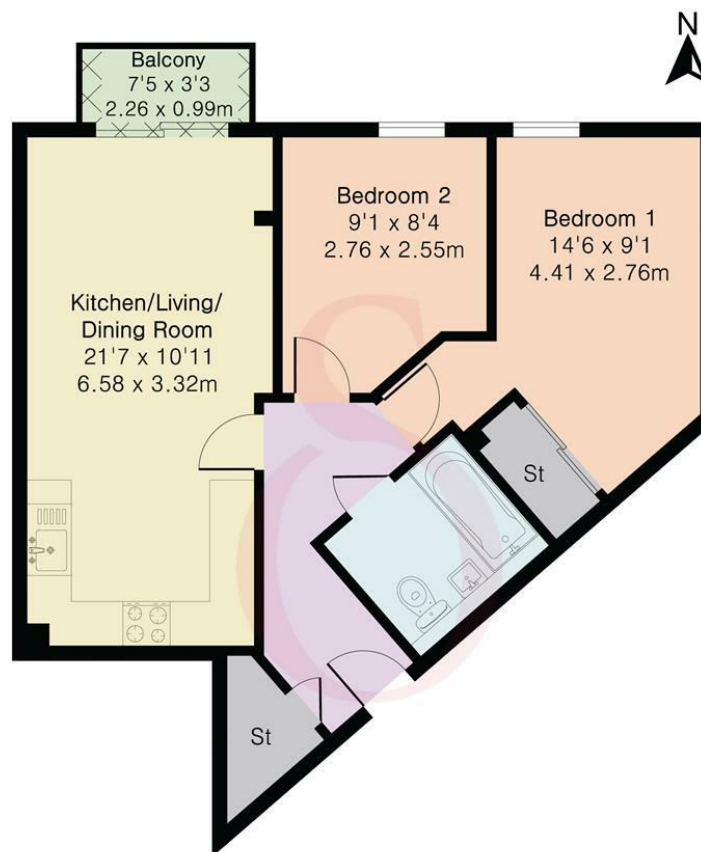


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Approximate Gross Internal Area 649 sq ft - 60 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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