



**Elliot Heath**  
ESTATE AGENTS

**63 Elder Court Mead Lane, Hertford**

Guide Price **£340,000**

# 63 Elder Court Mead Lane

Hertford

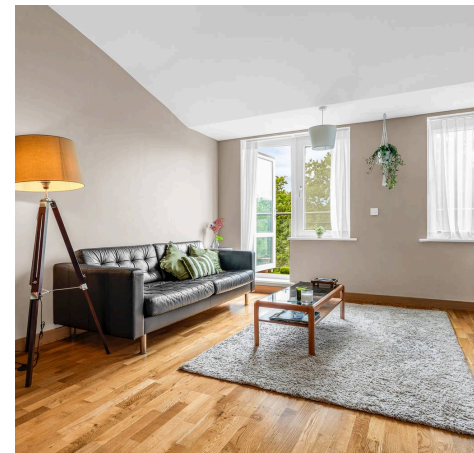
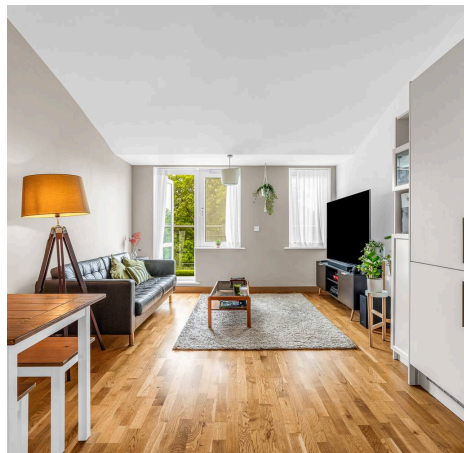
Modern 2-bed, 2-bath apartment near Hertford East station & town centre. Features open-plan living, a balcony with river views, landscaped gardens, secure underground parking & Hartham Common nearby.

Council Tax band: D

Tenure: Leasehold

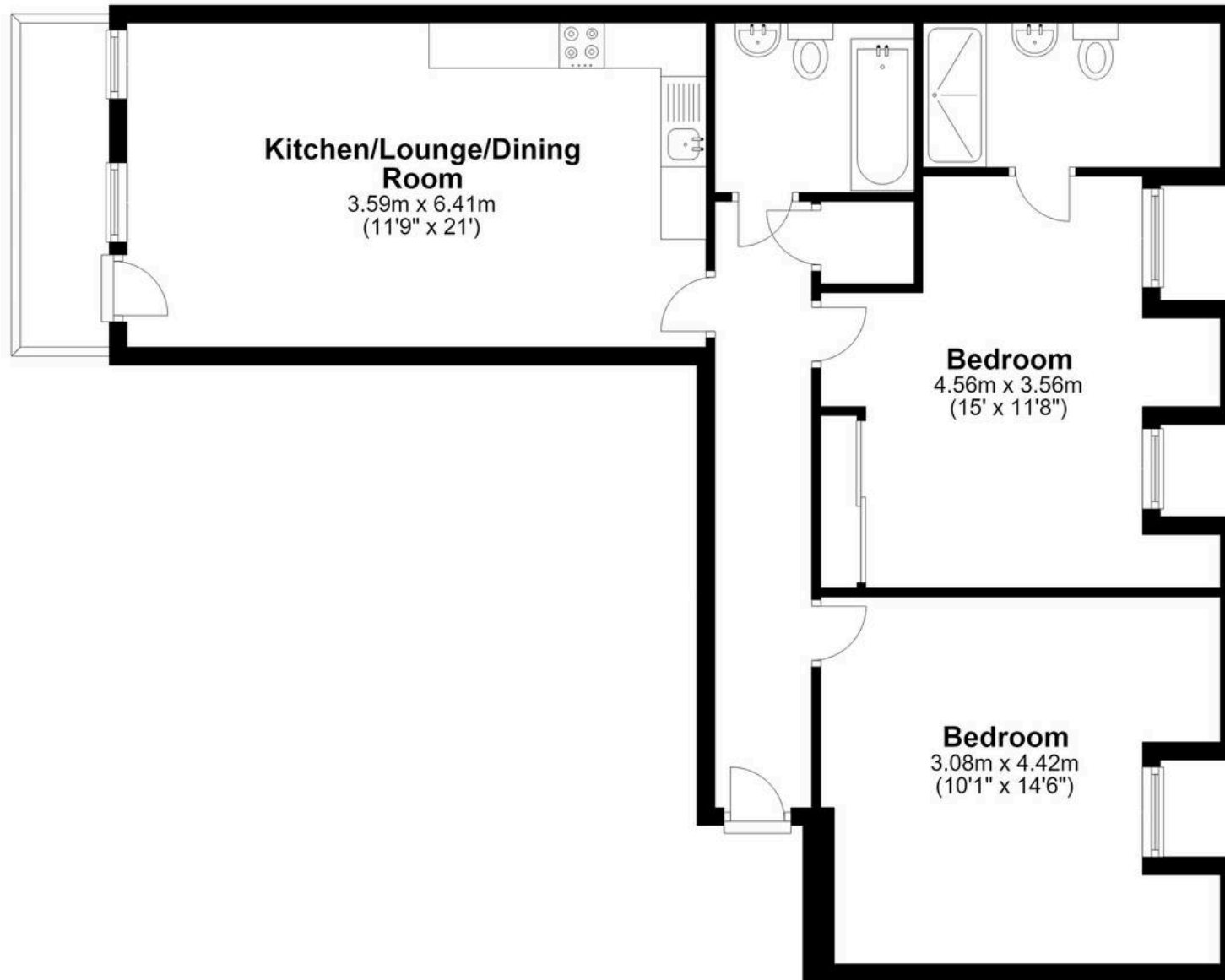
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## Third Floor

Approx. 78.5 sq. metres (845.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

### **Communal Entrance Hall**

Secure communal entry door with intercom telephone system, stairs and lift access to all floors including the underground carpark and private front entrance door to:

### **Entrance Hall**

With intercom telephone system, wood flooring, electric wall heater, built in storage cupboard, doors to:

### **Kitchen/Lounge/Dining Room**

11' 9" x 21' 0" (3.59m x 6.41m)

### **Kitchen**

Fitted with a range of wall and base storage units with roll edged granite effect work surfaces and splash back, inset one and a half bowl stainless steel sink and drainer unit, built in oven with hob and extractor over, integrated appliances, wood flooring, open to:

### **Lounge/Dining Room**

With double glazed windows and door giving access to the private balcony with stunning river views, two electric wall heaters, wood flooring.

### **Bedroom One**

15' 0" x 11' 8" (4.56m x 3.56m)

With two double glazed windows, fitted wardrobe cupboards with mirrored sliding doors, electric wall heater, doors to:

### **En Suite Shower Room**

Fitted with a suite comprising large shower cubicle, vanity unit with inset wash hand basin, dual aspect wc, tiled splash back areas, heated towel rail.

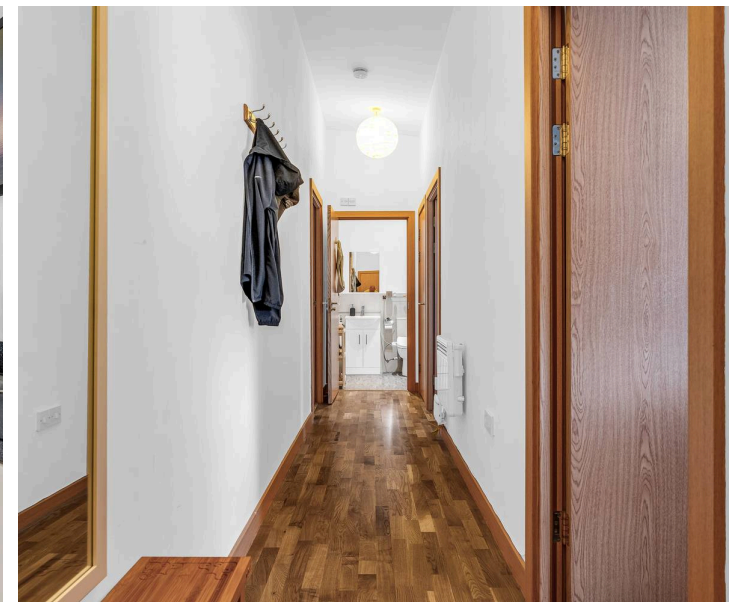
### **Bedroom Two**

10' 1" x 14' 6" (3.08m x 4.42m)

With double glazed window, electric wall heater.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and glass shower screen, vanity unit with inset wash hand basin, dual flush wc, tiled splash back areas, tiled flooring, heated towel rails.





### **BALCONY**

Private balcony enjoying stunning river views.

### **COMMUNAL GARDEN**

Attractively landscaped communal gardens.

### **SECURE GATED**

1 Parking Space

Secure gated underground parking space.







## Elliot Heath Estate Agents

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