

shepherds
A better home
moving experience



47 Mitre Court
Hertford, SG14 1BQ

Guide Price £330,000



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Offered to the market chain free, this beautifully presented two-bedroom first floor apartment enjoys an enviable position within the sought-after Mitre Court, a secure gated riverside development in the very heart of Hertford. Perfectly located just moments from Hertford East railway station, the property combines tranquil surroundings with exceptional convenience, offering easy access to the town's vibrant selection of shops, cafés, restaurants and riverside walks.

The apartment offers bright, well-proportioned accommodation comprising a spacious living/dining room, a separate fitted kitchen, two bedrooms and a modern bathroom. The principal bedroom benefits from fitted wardrobes, while the second bedroom provides an ideal guest room, nursery or home office.

Set within attractive communal grounds overlooking allotments beyond, the development enjoys a peaceful riverside setting. Further benefits include allocated parking, additional visitor parking, and the significant advantage of a share of the freehold, making this an excellent choice for owner-occupiers and investors alike.

A rare opportunity to acquire a well-maintained home in one of Hertford's most desirable town centre developments, offering security, convenience and an attractive outlook in equal measure.





- Chain free two-bedroom first floor apartment in the highly sought-after Mitre Court development.
- Prime town centre location in the heart of Hertford, just a short walk from Hertford East railway station.
- Secure gated riverside development offering a peaceful and exclusive setting.
- Spacious living/dining room with plenty of natural light.
- Separate modern fitted kitchen with integrated appliances and ample storage.
- Generous principal bedroom with fitted wardrobes, plus a versatile second bedroom ideal as a guest room or home office.
- Stylish contemporary bathroom fitted with a white suite and shower over the bath.
- Attractive outlook overlooking allotments beyond, creating a pleasant green aspect.
- Allocated parking space together with additional visitor parking within the development.
- Share of the freehold, making this an excellent home or investment opportunity in a prime Hertford location.

Tenure

Share of Freehold - lease 962 years remaining

Service Charge - £2,153.10 per annum

Ground Rent - Nil



Floor Plan

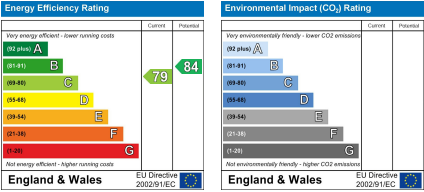


Viewing

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

Tenure
Leasehold

Energy Performance Graph



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Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk