



19, Elder Court, Hertford

SG13 7GD

Price Guide £315,000



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## 19 Elder Court, Mead Lane, Hertford, SG13 7GD

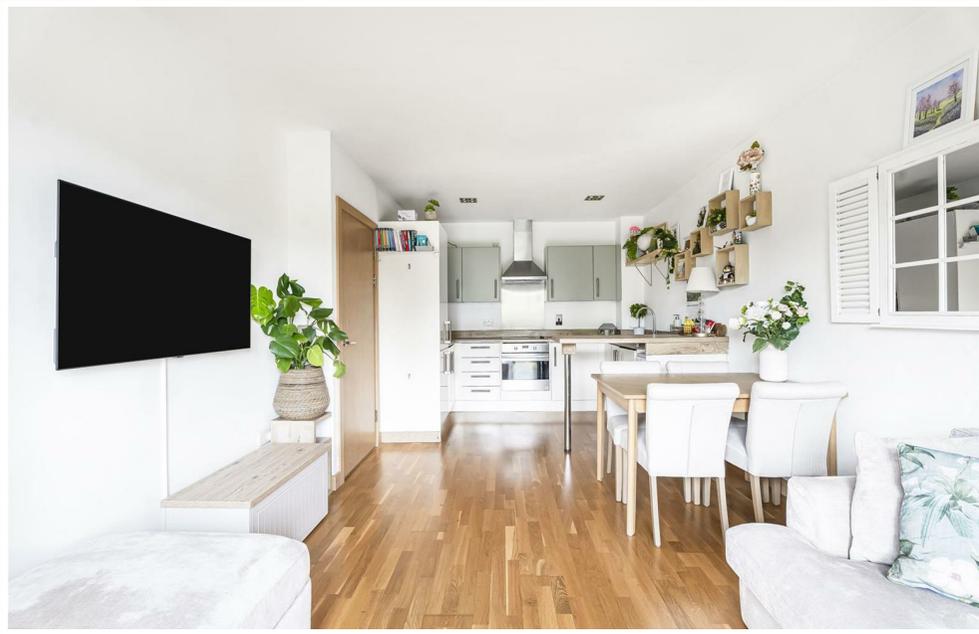
**\*\*EXTENDED LEASE, NO GROUND RENT\*\***

Steven Oates are delighted to offer this impressive two-bedroom apartment which is perfectly positioned within this highly desirable apartment complex which is only a stones throw away from Hertford Town Centre and Hertford East train station. This popular riverside development offers the perfect blend of county town living with city convenience, whilst remaining in a quiet location just on the outskirts of the town. The accommodation includes two-generous size bedrooms, the main bedroom benefits from fitted wardrobes and there is plenty of space for other bedroom furniture, there is also a separate bathroom suite. The living room forms part of this light & airy open plan kitchen/living space which is perfect for entertaining guests and also enjoy fantastic panoramic views over Hartham common, River Lea and Hertford Basin. Externally there is a sit out balcony, secure allocated parking via an underground car park and lifts 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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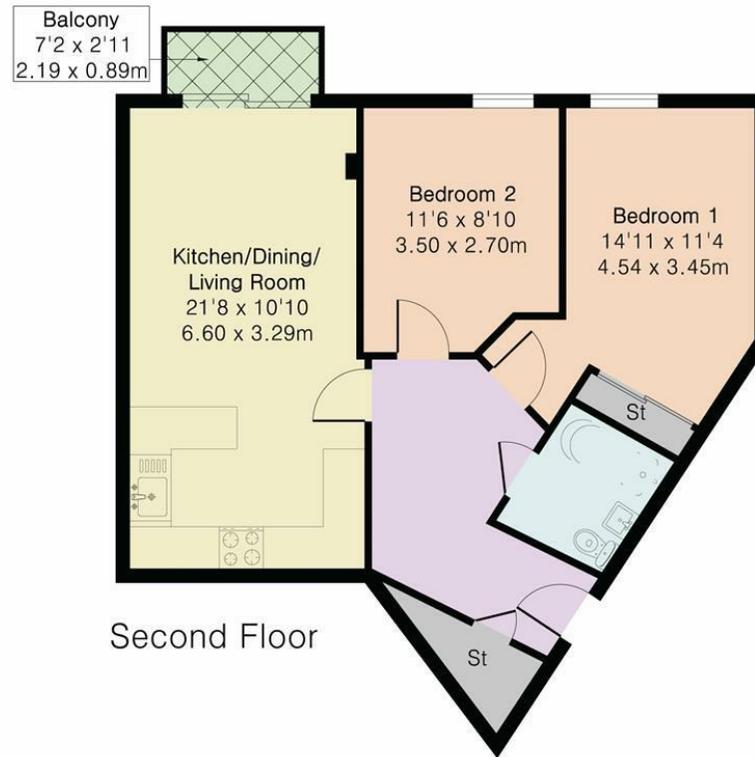


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## Approximate Gross Internal Area 645 sq ft - 60 sq m



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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