



52, Mitre Court, Railway Street, Hertford  
SG14 1BQ  
Guide Price £325,000



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## 52 Mitre Court, Railway Street, Hertford, Herts, SG14 1BQ

**CHAIN FREE** – Enjoying stunning views over the River Lea, this beautifully presented two-bedroom second-floor apartment is situated in one of Hertford's most sought-after locations. Offering approximately 605 sq ft of well-appointed accommodation, the property comprises a welcoming entrance hallway leading through to a bright and spacious open-plan living/dining area with a modern fitted kitchen, two bedrooms and a contemporary family bathroom. Externally, residents benefit from attractive communal gardens and an allocated parking space. Further features include a share of freehold, charming sash windows, electric heating and modern kitchen and bathroom fittings. Ideally positioned to enjoy its picturesque riverside setting, this apartment presents an excellent opportunity for buyers seeking a stylish home in a desirable Hertford location. Keys held for immediate viewing.

Externally, this trendy apartment benefits from secure allocated parking with gated access and well-maintained communal gardens. This property makes an ideal home for a first-time buyer or someone simply wanting to downsize into a well-kept and easy to maintain property in an excellent location for easy access to Hertford town centre & both train stations. Mitre Court has the perfect blend of city convenience with county town living, whilst remaining in a quiet location. Hertford East station is only a few minutes walk and offers a regular service to both London's Tottenham Hale & Liverpool Street train stations. Hertford North station has regular trains to both Moorgate and Kings Cross.



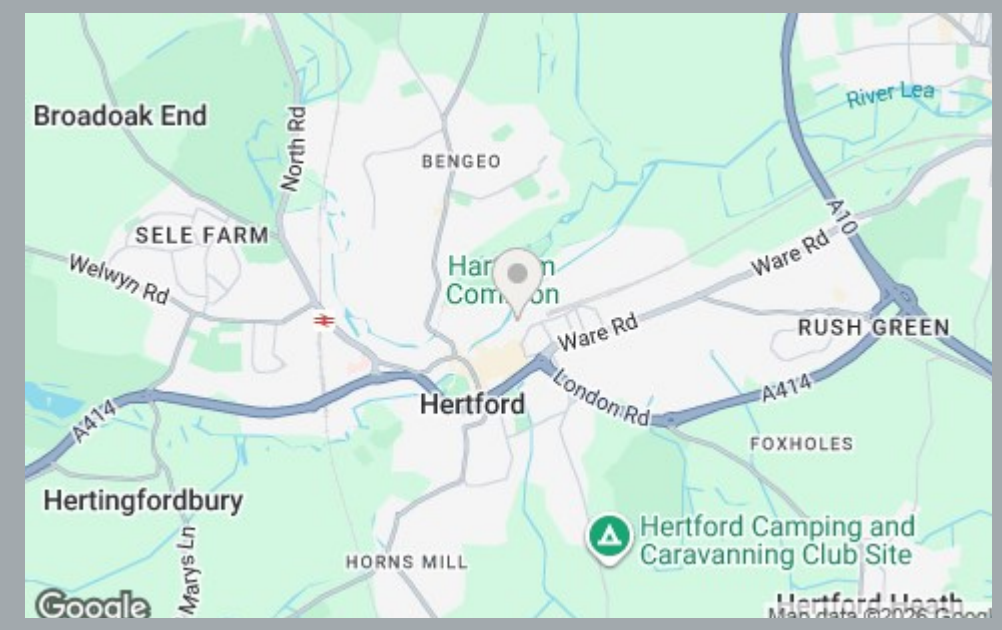
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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Approximate Gross Internal Area 605 sq ft - 56 sq m



Second Floor



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.



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