



31 Elder Court, Mead Lane, Hertford, SG13 7GD
Asking Price £395,000



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Unexpectedly Back on the Market – Chain Complete!

This rarely available two-bedroom, top-floor apartment is situated in the heart of Hertford Town. The property features a private roof terrace, two bathrooms, and is beautifully presented throughout. Additional benefits include allocated parking in a secure underground car park, basement storage, lift access, and a door entry phone system.

Ideally located within walking distance of Hertford East Station, offering regular trains to London Liverpool Street, this apartment is also close to the river, providing scenic walks and easy access to Hartham Common.



Hallway

Laminate flooring, wall mounted heater, storage cupboard, doors to rooms

Lounge 18'3" x 10'8" (5.56m x 3.25m)

Double glazed window to rear, double glazed door to roof terrace, laminate flooring, open to kitchen

Kitchen 7'10" x 7'7" (2.39m x 2.31m)

Laminate flooring, range of fitted wall and base units, integrated fridge/freezer, integrated oven and hob with extractor fan over, integrated dishwasher, integrated washing machine

Bedroom One 13'6" x 8'7" (4.11m x 2.62m)

Double glazed sliding door to roof terrace, carpeted, wall mounted heater, built in wardrobes, door to en-suite

En-Suite

Heated towel rail, suite comprising low flush w/c, wash basin and tiled double shower cubicle

Bedroom Two 10'5" x 8'8" (3.18m x 2.64m)

Double glazed door to roof terrace, laminate flooring, wall mounted heater

Bathroom

Wall mounted heater, suite comprising low flush w/c, wash basin and panelled bath with shower unit over

Roof Terrace 33'0" x 22'0" (10.06m x 6.71m)

A truly fabulous and unique outside entertaining space with beautiful views

Parking

One allocated parking space in secure underground car park.

Storage

There is a storage unit close to the allocated parking





Approximate Gross Internal Area
81.30 sq m / 875.10 sq ft

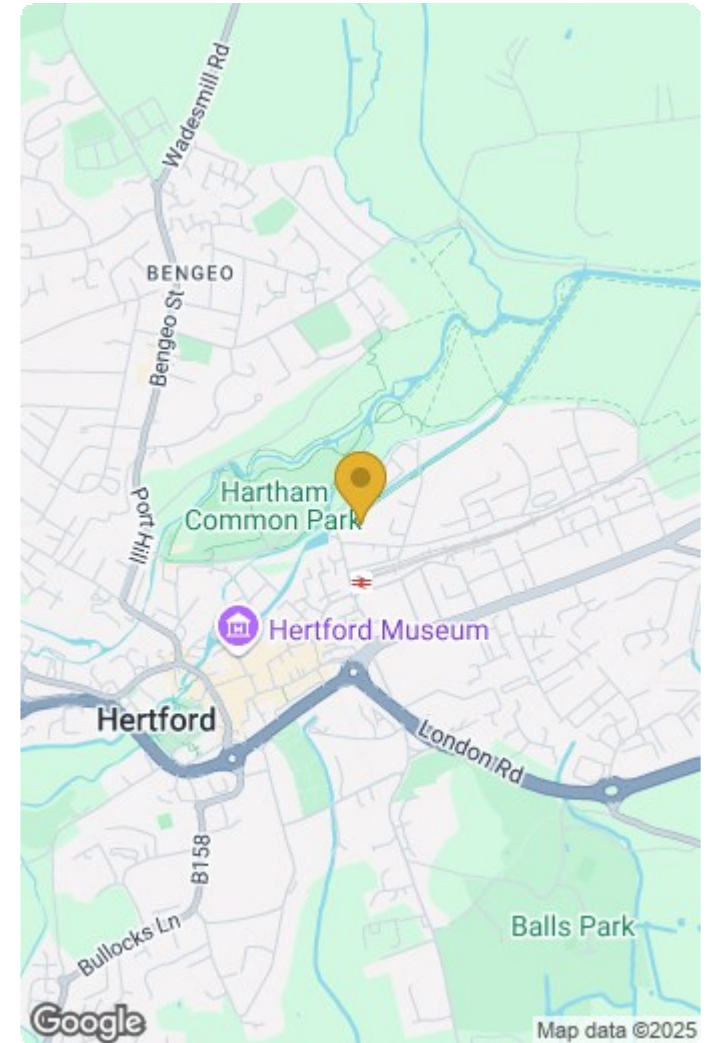
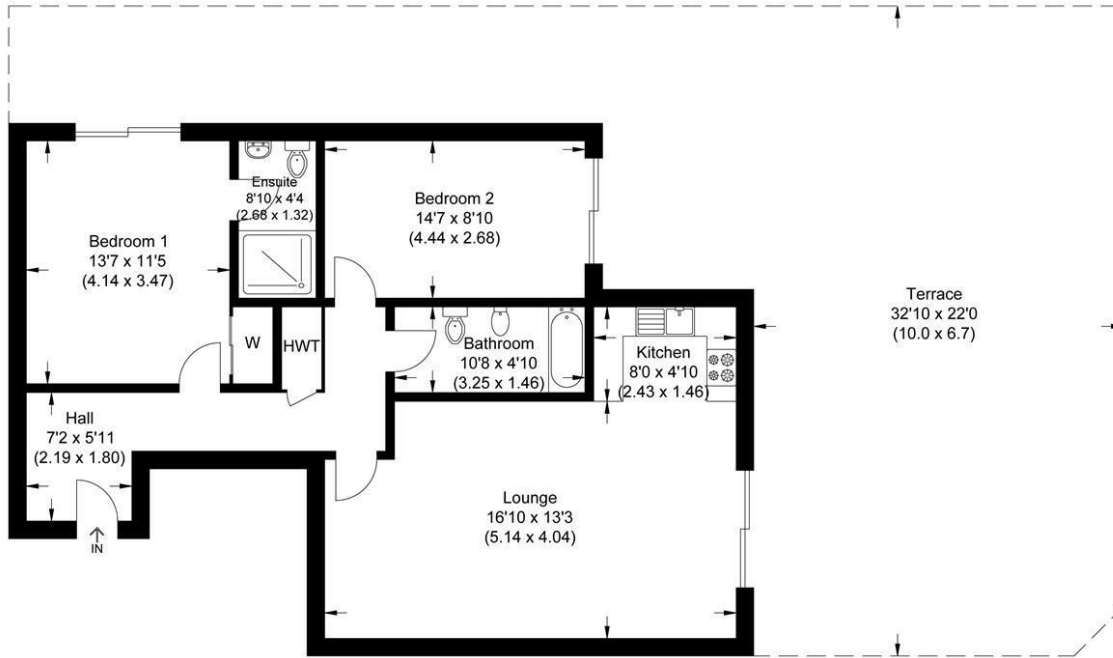


Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

