



31 Elder Court, Mead Lane, Hertford, SG13 7GD
Offers In Excess Of £400,000



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Rarely Available Two Bedroom Top Floor Apartment - Located in the heart of Hertford Town. The property boasts from a private roof terrace, two bathrooms, well presented throughout, allocated parking in secure underground car park, basement storage and lift service, door phone entry system. This apartment is walking distance to Hertford East Station regular trains to London Liverpool Street, close by to the river and offers beautiful 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

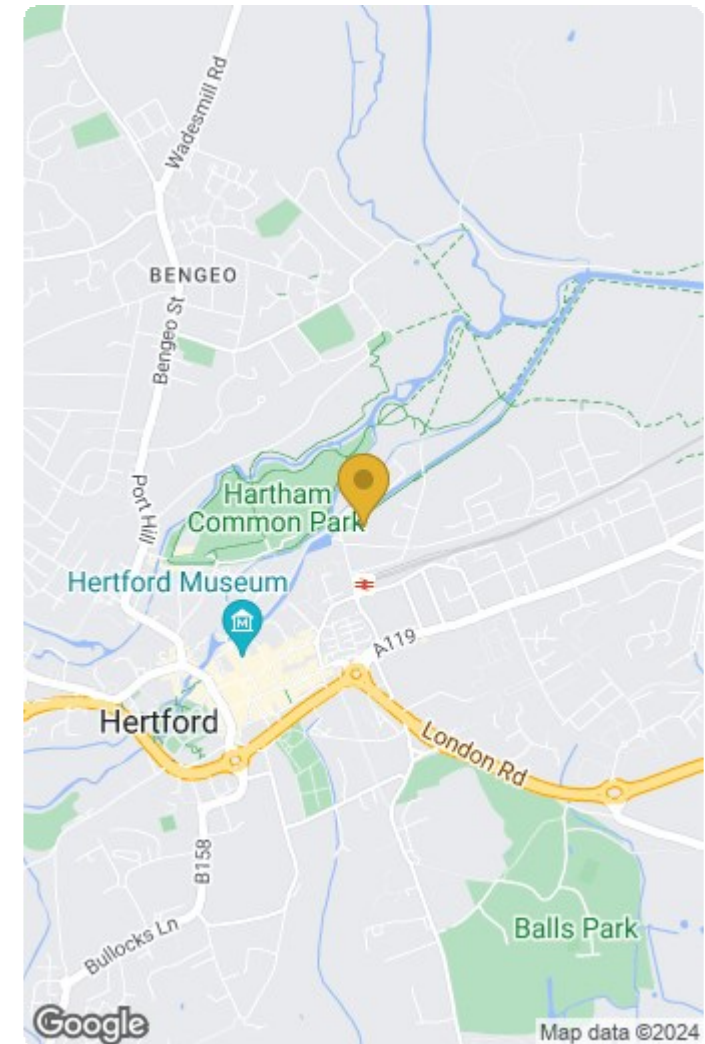
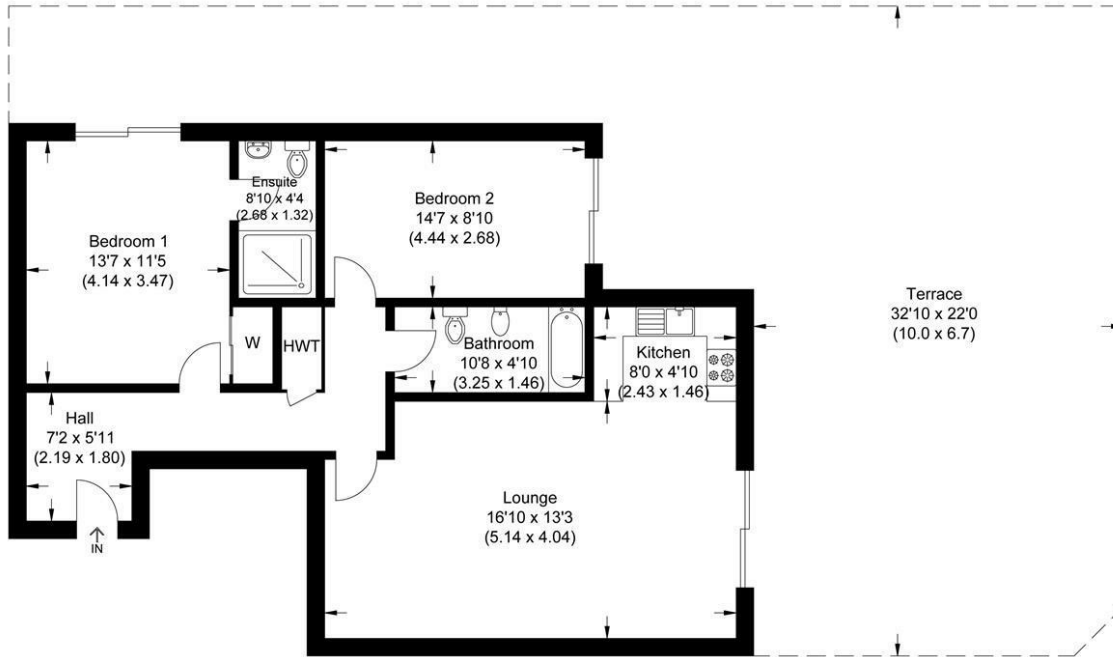


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

| Energy Efficiency Rating | | Class | Score |
|--------------------------|----------------------|-------------------------|-------|
| Very energy efficient | Lower running costs | A | 78 |
| (92 plus) | | B | |
| (81-91) | | C | |
| (69-80) | | D | |
| (55-68) | | E | |
| (39-54) | | F | |
| (21-38) | | G | |
| Not energy efficient | Higher running costs | | 58 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Class | Score |
|--|----------------------------------|-------------------------|-------|
| Very environmentally friendly | Lower CO ₂ emissions | A | 78 |
| (92 plus) | | B | |
| (81-91) | | C | |
| (69-80) | | D | |
| (55-68) | | E | |
| (39-54) | | F | |
| (21-38) | | G | |
| Not so environmentally friendly | Higher CO ₂ emissions | | 58 |
| England & Wales | | EU Directive 2002/91/EC | |

