



31 Elder Court, Mead Lane, Hertford, SG13 7GD

£400,000



# 31 Elder Court, Hertford, SG13 7GD

**\*\*LEASE BEING EXTENDED, ZERO GROUND RENT\*\***

Welcome to this charming flat located in the desirable Elder Court on Mead Lane, Hertford. This delightful property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect space for relaxation or entertaining guests.

The flat comprises two spacious bedrooms, providing ample room for comfortable living. Each bedroom is thoughtfully designed to ensure a peaceful retreat at the end of the day. Additionally, the property includes two modern bathrooms, offering convenience and privacy for residents and visitors alike.

Elder Court is situated in a prime location, allowing easy access to local amenities, transport links, and the picturesque surroundings of Hertford. This flat presents an excellent opportunity for those seeking a contemporary living space in a vibrant community.

Whether you are a first-time buyer, a young professional, or looking to downsize, this property is sure to meet your needs. With its appealing features and convenient location, this flat is a must-see for anyone looking to make Hertford their home.



### **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 )

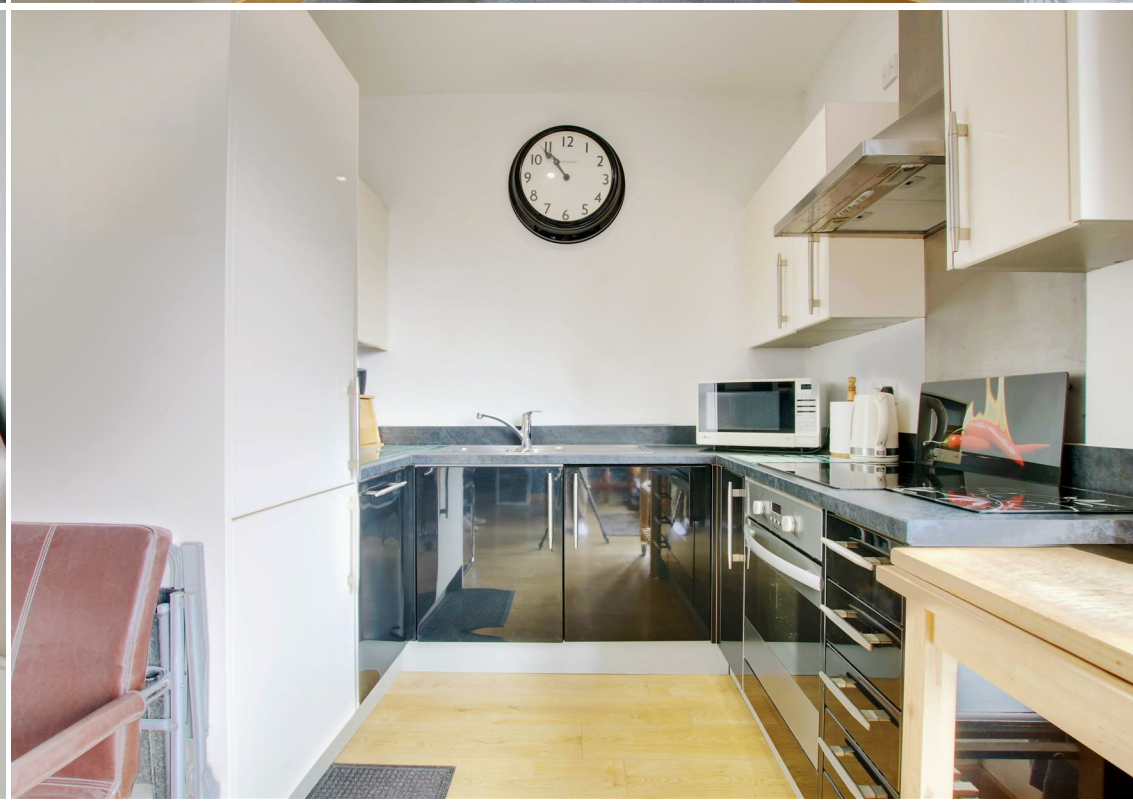
A truly fabulous and unique outside entertaining space with beautiful views

### **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

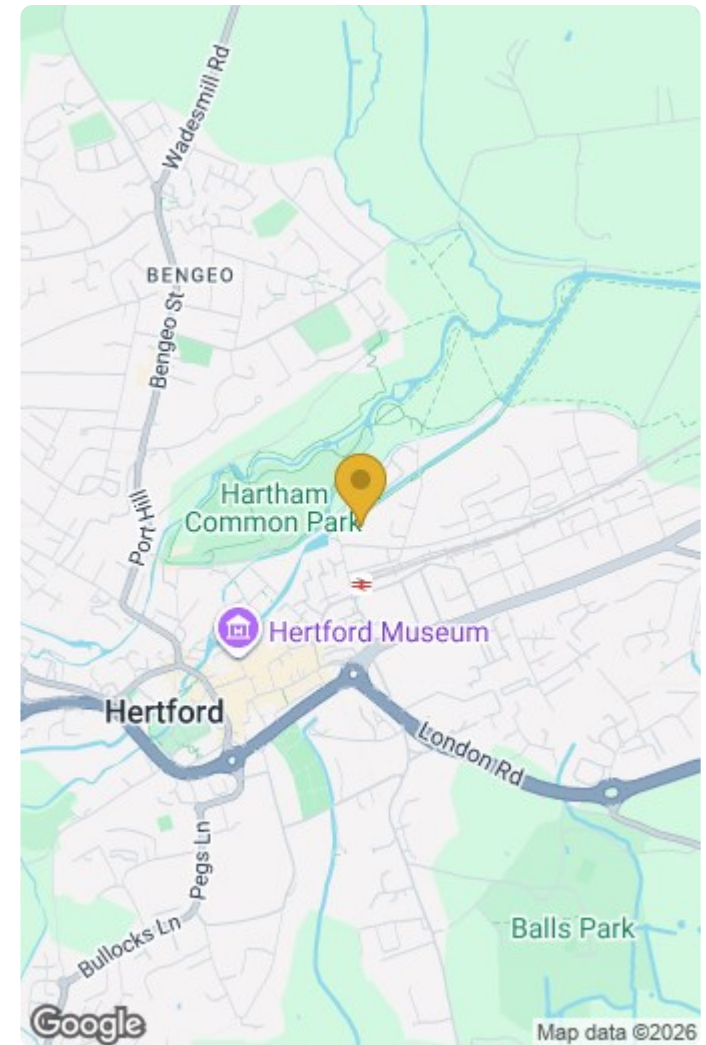
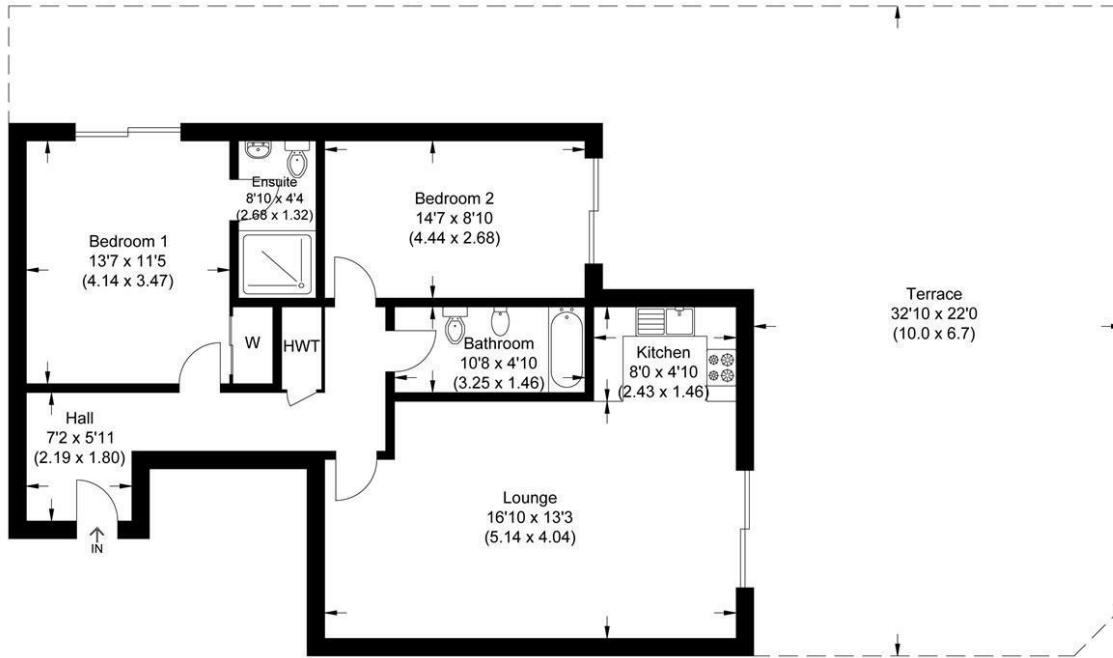
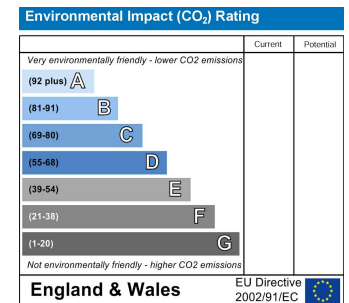
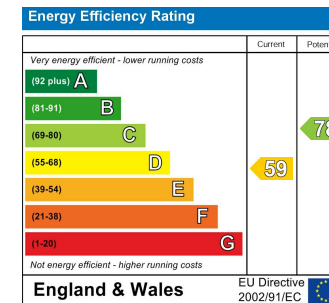


Illustration for identification purposes only, measurements are approximate, not to scale.

**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.



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