
Mead Lane, SG13 7GD
Hertford
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WARD ESTATES
FOR SALE

Mead Lane, SG13 7GD

Kings Group are delighted to present this BEAUTIFUL ONE BEDROOM FIRST FLOOR APARTMENT, WITH VIEWS OVER THE HERTFORD MARINA BEING SOLD CHAIN FREE!!

Lease extension to peppercorn proposed by seller on completion. EWS1 available. About 109 years unexpired. Ground rent £600 p.a. until extended.

Step into this well-presented one-bedroom first-floor apartment, offering a bright and thoughtfully arranged living space with attractive marina views.Upon entering, you are welcomed by a spacious entrance hall, complete with built-in storage cupboards, providing practical solutions for everyday living. To the right, the contemporary bathroom features a sleek suite including a shower with glass door, WC, and hand basin, finished to a clean, modern standard.

Directly ahead, the generously sized bedroom benefits from newly fitted carpet and built-in wardrobes, creating a comfortable and ready-to-move-into retreat. Both the bedroom and the main living area enjoy pleasant views over Hertford Marina, adding a sense of openness and tranquillity.To the left of the hallway, the property opens into a bright open-plan lounge and modern kitchen. This inviting space is enhanced by stylish oak flooring and a well-equipped kitchen featuring a range of fitted cupboards, a new oven, new cooker hood, new fridge freezer, along with a hob and washing machine—ideal for both everyday use and entertaining.

Further benefits include a secure lower ground floor parking space, accessible via lift or stairs, as well as a sunken communal garden for residents to enjoy. The development also offers an entry phone system, secure post boxes, and up-and-over lockable double glazed windows, ensuring both convenience and peace of mind.
This apartment presents an excellent opportunity for first-time buyers, investors, or those seeking a well-located home with attractive views and modern finishes.

Open To Offers £250,000









- ONE BEDROOM FIRST FLOOR APARTMENT
- 109 YEAR LEASE REMAINING
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO HERTFORD EAST STATION
- ALLOCATED PARKING IN SECURE CAR PARK
- LEASEHOLD
- VIEWS OVER HERTFORD MARINA
- STONES THROW FROM LOCAL SHOPS AND AMENITIES
- SOUGHT AFTER DEVELOPMENT
- LIFT ACCESS

Location

Elder Court is very well-placed for someone who values town-centre living with strong transport links, a walkable location and access to amenities, yet still within a building that feels like it's set apart for residential comfort. Its position on Mead Lane offers ease of access without being in the very heart of the busiest retail zone, making it a strong choice for convenience and lifestyle. You'll find a variety of shops, cafés, and services within walking distance—being so close to the town centre means everyday conveniences are readily available. For recreation, heritage and local character feature strongly: Hertford offers historic architecture, riverside spots, and green spaces, all within a short walk.

Travel Links

Train access is very good: the nearest station being Hertford East Station. Road links are also favourable: Hertford sits off the A414 connecting the A1 and A10 corridors. Bus services and local stops are easily reachable from the address, making both local errands and wider travel convenient.

Additional information

Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
Lease Length - 109 Years
Ground Rent - £600 Per Annum
Service Charge - £1875 Per Annum








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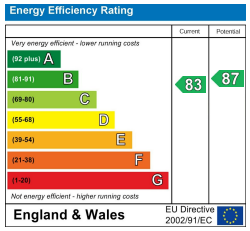


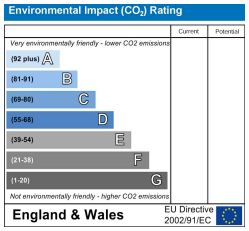

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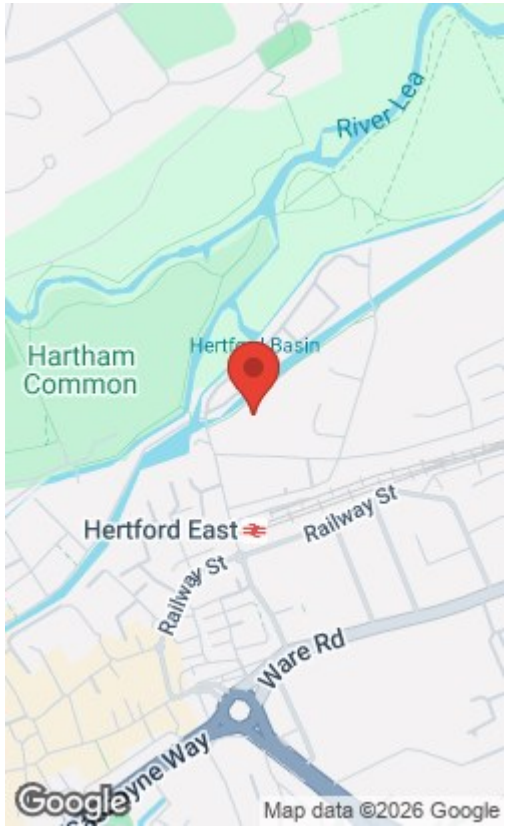

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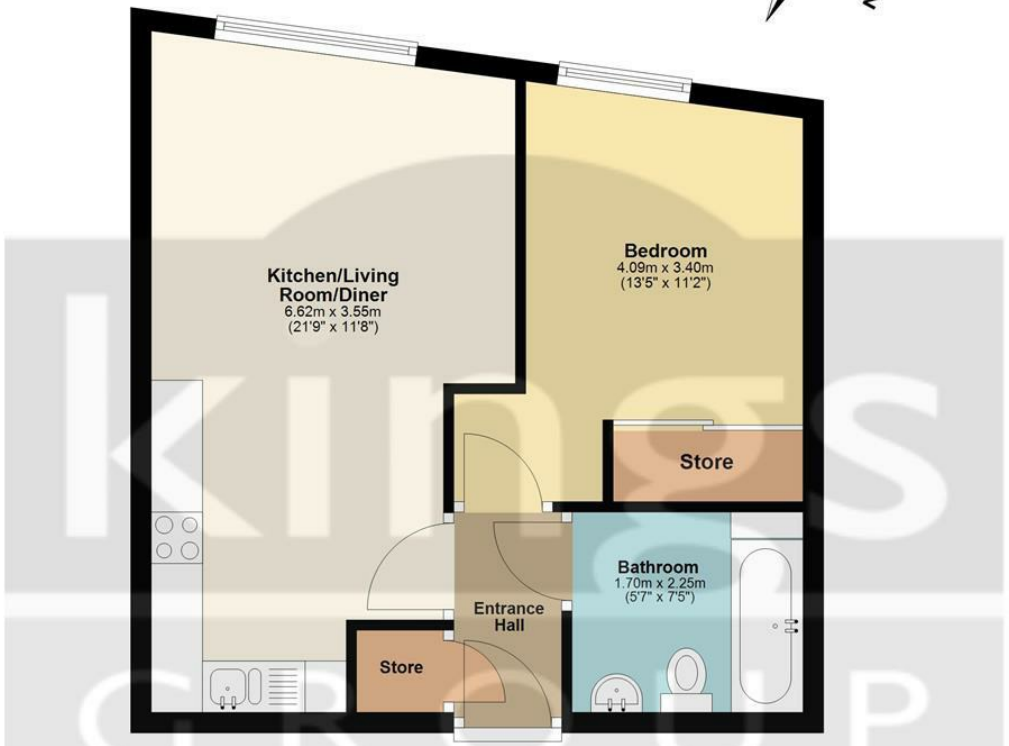






First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)
(excluding Store)



Total area: approx. 37.1 sq. metres (399.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Elder Court

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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