



113 Elder Court, Mead Lane, Hertford
SG13 7FZ

Price Guide £220,000



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****EXTENDED LEASE, ZERO GROUND RENT****

Located in a highly sought-after modern development, this spacious one-bedroom top floor apartment boasting over 600SQFT offers contemporary living in an exceptionally convenient position, just moments from Hertford East Train Station and the vibrant town centre. The property boasts a bright and generously sized living room, providing ample space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a range of units and integrated appliances. The large double bedroom benefits from fitted wardrobes and a private en-suite bathroom, while a separate WC accessed from the hallway adds further convenience for guests. Externally, residents enjoy well-maintained communal areas, lift access to all floors, and the added benefit of secure underground parking. This superb apartment is ideal for first-time buyers, commuters, or investors alike. Further benefits include a brand-new lease, recently extended to over 200 years, together with a peppercorn ground rent.

Ideally positioned in the heart of Hertford, the property enjoys a great location just moments from Hertford East railway station, making it perfect for commuters with direct links into London. The apartment is also within immediate walking distance of Hertford's charming town centre, which offers a wide range of independent shops, popular restaurants, cafés, and bars. For outdoor enthusiasts, there are scenic riverside walks along the River Lea and River Beane, along with several nearby green spaces and parks like Hartham Common. Hertford also benefits from excellent road connections via the A10 and A414, providing easy access to surrounding towns and the wider motorway network.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

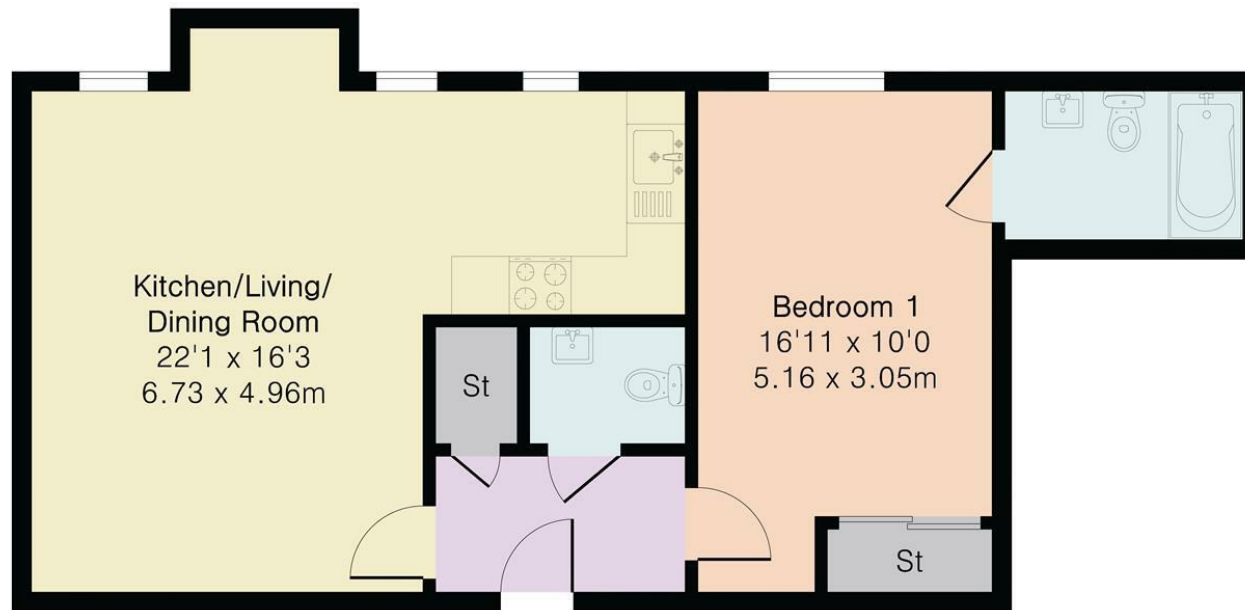


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Approximate Gross Internal Area 603 sq ft - 56 sq m



Third Floor

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