

# Shepherds

Property Sales & Lettings



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The Meads | Hertford | SG13 7GD | £215,000



# The Meads | Hertford | SG13 7GD

**Council:** East Hertfordshire **Tax Band:** C

A beautiful one bedroom second floor apartment situated within this popular development along the River Lea and within easy reach of Hertford town centre and Hertford East BR.

The property comprises a spacious hallway, open plan living/dining, modern fitted kitchen, a large storage cupboard, entry phone system, and a double bedroom with built in wardrobes. Further benefits include a long lengthy lease and an allocated parking space, electric heating and lift access.

The property is within walking distance of all the shops and is ideal for those who enjoy a riverside walk or a cycle ride.

The Lease is 125 years from 2009 giving 107 remaining: Ground Rent £700 per Annum : Maintenance currently set at £1859.98 Insurance (billed separately) = £490.64

The property has Mains Electric,water and sewage attached.

Nearest stations

Hertford East (0.1 mi) : Hertford North (0.8 mi) : Ware (2.0 mi) Distances are straight line measurements from centre of postcode

- Modern Apartment
- Allocated parking
- Chain Free Sale
- Town Centre Location
- Former Show Flat
- One Bedroom
- Bathroom
- Short Walk To Station
- 482 Sq Ft Approx





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## Elder Court, Hertford



Parking Space

This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

### Rooms:

Communal  
Entrance

Lift or Stairs

2nd Floor

Front Door

Entrance Hall

Lounge Diner  
kitchenette  
19'4 x 9'9 (5.89m  
x 2.97m)

Bedroom  
12'9" x 11'1"  
(3.89 x 3.38)

Bathroom  
7'4" x 5'6" (2.24 x  
1.68)

Storage Cupboard

Allocated Parking

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property  
Ombudsman



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