



| 97 Elder Court | Hertford | SG13 7FZ

Price guide £280,000

A superbly presented second floor apartment offering a quality specification within this MODERN RIVERSIDE development located on the outskirts of the town centre and within easy walking distance of all Hertford's range of travel, sporting, shopping and leisure facilities and a few minutes walk to HERTFORD EAST MAINLINE TRAIN STATION and Hartham Common. Offering accommodation to include a fully fitted contemporary style kitchen arranged open plan to an attractive living room, modern bathroom and benefitting also from ALLOCATED UNDERGROUND PARKING and serviced LIFT FACILITY.



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### **Communal Entrance:**

Accessed via secure entry phone system with stairs and lift to second floor with private front door into:

### **Entrance Hall:**

Wood flooring, entry phone hand set, airing cupboard housing hot water cylinder and doors to:

### **Living Room:**

22'3 x 12'8 (6.78m x 3.86m) UPVC double glazed window to rear overlooking the communal gardens, wood flooring, electric panel heater, television and telephone points and open plan to:

### **Kitchen Area:**

Fitted with an extensive range of contemporary gloss style base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel oven with separate ceramic hob and stainless steel extractor hood and splash back, integrated washer dryer and fridge freezer, recessed spot lights and wood flooring.

### **Bedroom 1:**

14'8 x 13'4 (4.47m x 4.06m) UPVC double glazed window to rear overlooking the communal gardens and recessed double wardrobe with sliding glass mirror doors.

### **Bedroom 2:**

9'5 x 8'0 (2.87m x 2.44m) UPVC double glazed window to rear overlooking the communal gardens.

### **Bathroom:**

7'1 x 5'9 (2.16m x 1.75m) Recessed spot lights, extractor, fitted with a white three piece suite comprising concealed cistern WC, wash hand basin with mixer tap, panel enclosed bath with side mixer tap and separate shower over with glass screen, chrome heated towel rail, shaver point and tiled walls in suite area.

### **Underground Parking:**

One allocated parking space in the secure underground car park.

### **Communal Gardens:**

Mainly laid to lawn with decorative plants and shrubs, bike park areas and outside seating areas.

### **Tenure:**

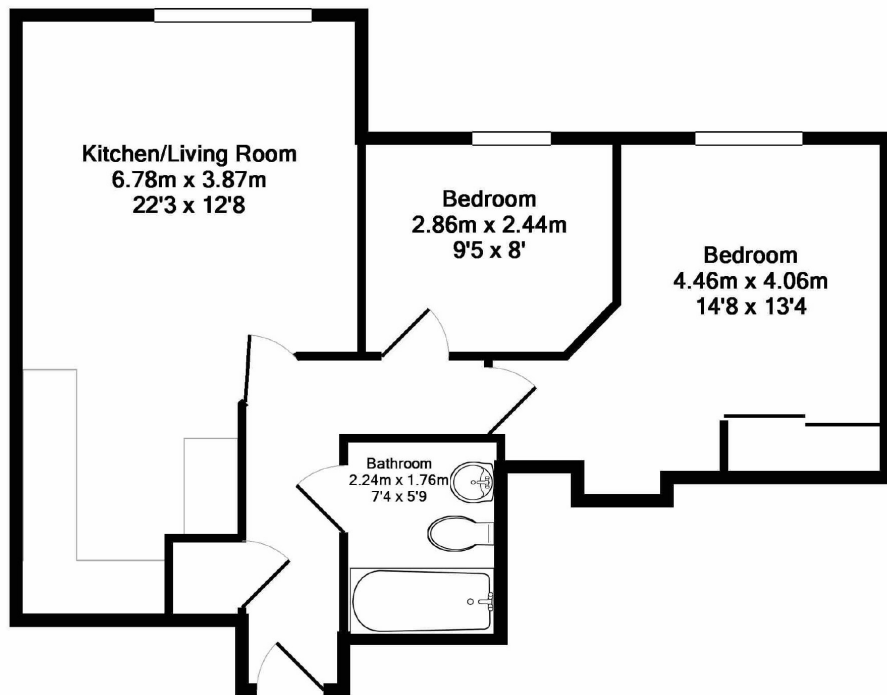
Leasehold: 125 years from 2009

Ground Rent: £350 per annum

Service Charge: £1,500 per annum







Total Approx. Floor Area 52.5 Sq.M. (565 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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