



| 64 Elder Court | Hertford | SG13 7GD

Price guide £335,000

OFFERED CHAIN FREE for this top floor, 2 bedroom, 2 bathroom apartment set within this popular and highly sort after modern development. Close to Hertford East Mainline train station and the town centre with all its amenities to include shops, bars, restaurants and more. This fully double glazed property offers a superb opportunity for both first time buyers or investors and with spacious, light and airy accommodation to include living room with contemporary style kitchen area and private balcony with direct views over the river and beyond, master bedroom with en-suite shower room plus further main bathroom With attractive communal gardens and the additional benefit of allocated parking for one car via the secure gated underground car park.

Communal Entrance Hall:

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

Entrance Hall:

Oak flooring, entry phone handset, electric wall heater, airing cupboard housing hot water cylinder and doors to:

Kitchen/Lounge:

20'11 x 11'11 (6.38m x 3.63m) Double glazed window to rear and door to private balcony with attractive views over the river, oak flooring, two electric wall heaters and open plan to:

Kitchen Area:

Fitted with a range of contemporary style base and wall units with contrasting work surfaces over incorporating one and a half bowl single drainer sink unit with mixer tap, built in stainless steel oven with separate electric hob and stainless steel extractor hood over, integrated fridge and freezer and washer dryer, under unit lighting and oak flooring.



Master Bedroom:

17'4 x 14'3 (5.28m x 4.34m) Double glazed window to side, double fitted mirrored wardrobe, electric wall heater and further storage space and door to:

En-Suite Shower Room:

6'7 x 5'5 (2.01m x 1.65m) White suite comprising wall mounted wash hand basin with mixer tap, fully tiled shower cubicle, concealed cistern WC, shaver point, heated chrome towel rail, extractor fan and recessed spot lights.

Bedroom 2:

14'3 x 11'11 (4.34m x 3.63m) Double glazed window to side and electric wall heater.

Bathroom:

7'3 x 5'7 (2.21m x 1.70m) Fitted with an attractive white suite comprising panel enclosed bath with wall mounted shower over and screen, concealed cistern WC, wall mounted wash hand basin with mixer tap, chrome heated towel rail, recessed spot lights, shaver point, extractor fan and extensively tiled walls.



Communal Gardens:

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

Allocated Underground Parking:

One allocated parking space in the secure underground car park.

Tenure:

Leasehold: 125 years from 2009

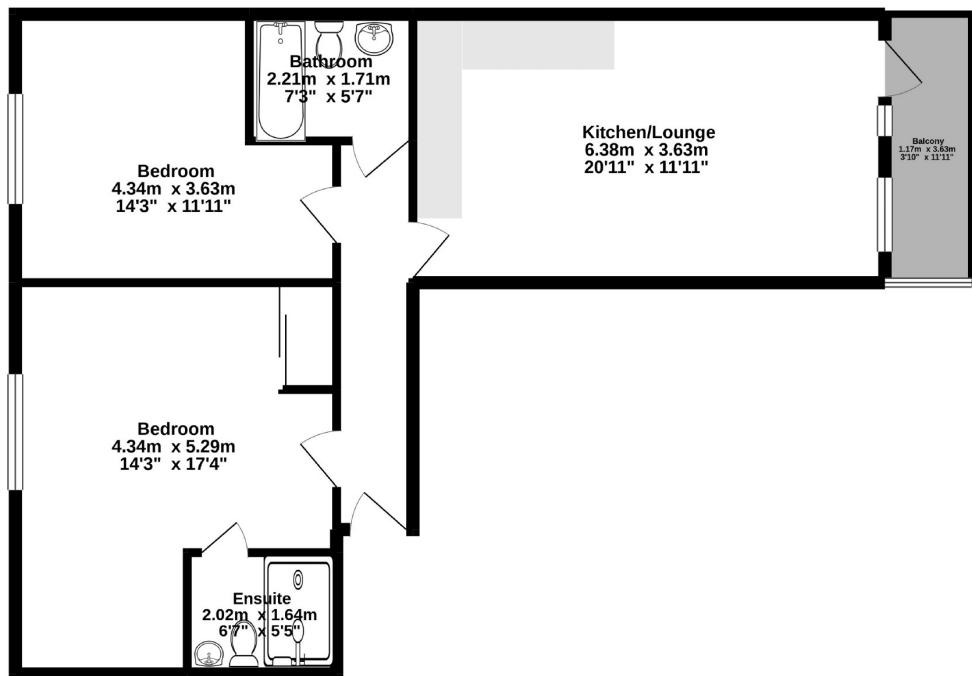
Ground Rent: TBC

Service Charge: TBC





Ground Floor
69.1 sq.m. (744 sq.ft.) approx.



TOTAL FLOOR AREA: 69.1 sq.m. (744 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained herein, 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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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