

**68 Elder Court Mead Lane**  
**Herford, SG13 7FZ**  
**£1,200**







## 68 Elder Court Mead Lane Hertford, SG13 7FZ

Available from 9th December. This ground floor apartment kept in top-notch condition is a lifestyle haven situated within an exclusive and popular development close to Hertford East Station.

This stunning apartment offers lavish fittings and fixtures such as high ceilings and a modern decor.

The double bedroom includes a newly fitted high quality carpet as well as an integrated wardrobe, offering a bright living space.

The kitchen offers open plan living, combining the lounge, dining area and the kitchen area with integrated appliances, a moveable island and wooden flooring for a classier finish.

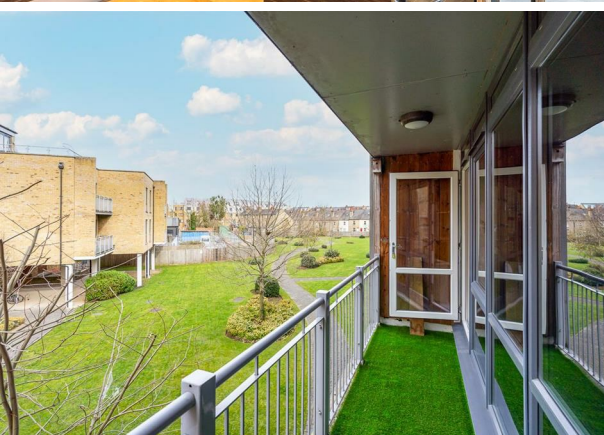
The kitchen/ living area also includes access to the balcony, offering a lovely view, overlooking elder court.

The bathroom offers a very modern atmosphere, featured with a brightly coloured tiled wall and a bathtub which also includes a firm overhead shower as well as a adjustable shower.

It has a wonderfully spacious feel and a layout which is perfect for modern living. Set in stunning well-tended gardens, the apartment comes with gated underground parking.

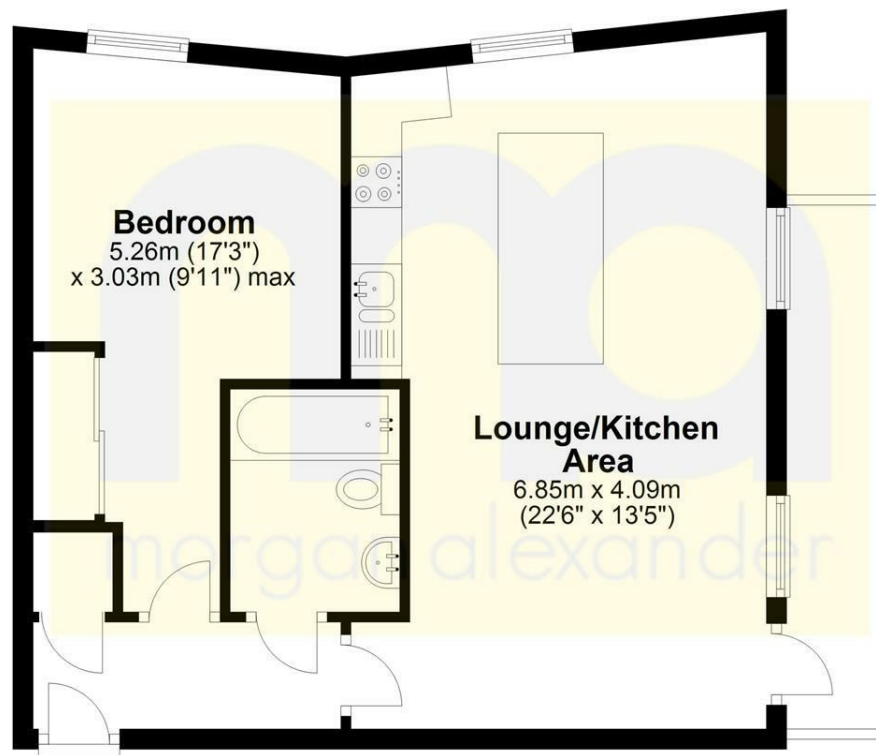






## Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



Total area: approx. 47.6 sq. metres (512.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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