

1 Barker Court Mill Lane  
, SG14 1GF  
Guide price £350,000

**ma**  
morgan alexander







## 1 Barker Court Mill Lane , SG14 1GF

Perfectly positioned within one of Hertford's most sought-after developments, this well-presented two double bedroom ground floor apartment offers a superb blend of convenience, comfort, and low-maintenance living — offered to the market chain free.

Ideally located just a short walk from Hertford East Station, with regular trains into London Liverpool Street, it's perfect for commuters and professionals. Hertford's vibrant town centre is also nearby, offering an excellent selection of cafes, bars, restaurants, boutique shops, while Castle Gardens and the River Lea provide attractive green spaces for leisure and relaxation.

Inside, the apartment features a bright open-plan living area that combines lounge, dining, and kitchen spaces, with large windows allowing natural light to fill the room. The modern fitted kitchen includes integrated appliances, ideal for contemporary living, while neutral décor allows easy personalisation.

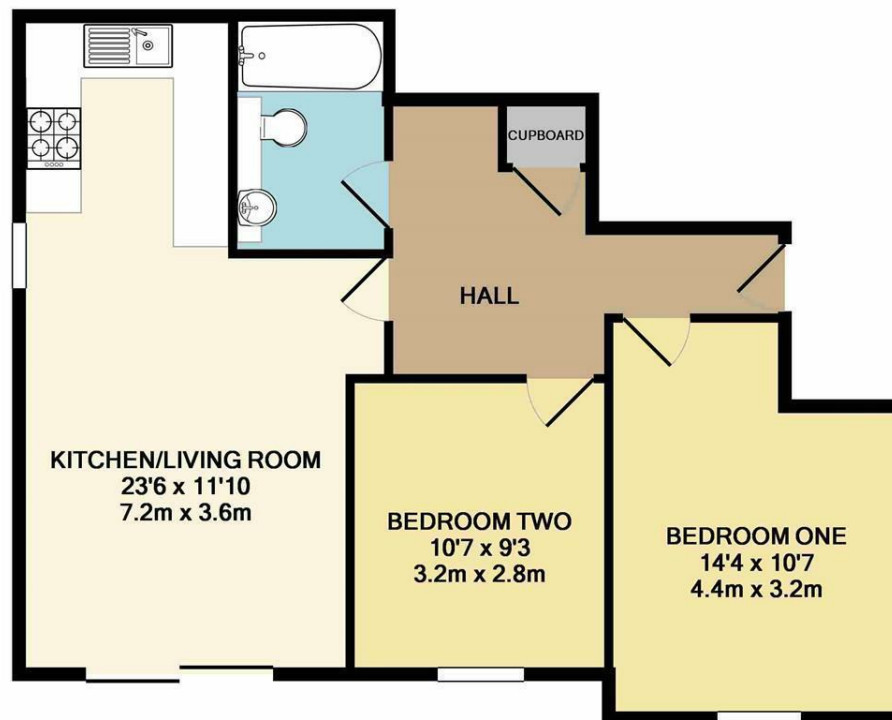
Both bedrooms are well-proportioned doubles with ample space for sleeping and storage. The contemporary bathroom includes a full suite of modern sanitary ware with stylish, practical finishes.

Additional benefits include a private terrace — ideal for morning coffee or evening drinks — a secure video entry system, and the rare advantage of secure underground parking with an allocated space in this gated development.

With its desirable location, excellent transport links, close proximity to amenities, and chain-free status, 1 Barker Court represents an ideal opportunity for first-time buyers, downsizers, or investors.







TOTAL APPROX. FLOOR AREA 628 SQ.FT. (58.3 SQ.M.)

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 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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