

**51 Elder Court Mead Lane**  
**Herford, SG13 7GD**  
**Guide price £249,995**





## 51 Elder Court Mead Lane Herford, SG13 7GD

CHAIN FREE - An impressive one bedroom first floor apartment forming part of this sought after development close to the town centre, Herford East Station, Hartham Common and the River Lea.

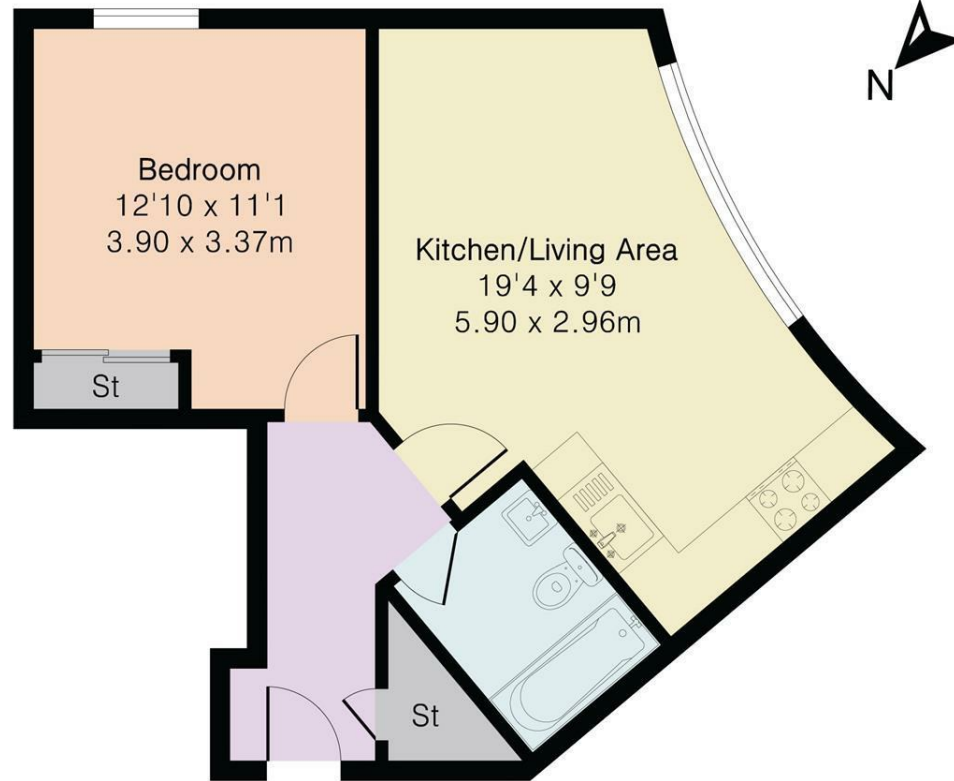
The property offers bright and spacious accommodation comprising open plan living/dining/kitchen, bedroom with fitted wardrobes and modern bathroom with shower over bath.

Set in stunning well tended gardens the apartment has gated underground parking.

THE PROPERTY WILL BE SOLD WITH A NEW LEASE EXTENSION



# Approximate Gross Internal Area 476 sq ft - 44 sq m



First Floor

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	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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