

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

**ma**  
morgan alexander





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

Beautifully maintained throughout, the apartment offers bright, contemporary accommodation extending to approximately 497 sq ft. A generous entrance hall provides excellent built-in storage and leads through to the impressive open-plan living space, where a large picture window floods the room with natural light. The living and dining area flows seamlessly into the modern fitted kitchen, complete with integrated appliances and ample worktop and cupboard space, creating an ideal environment for both everyday living and entertaining.

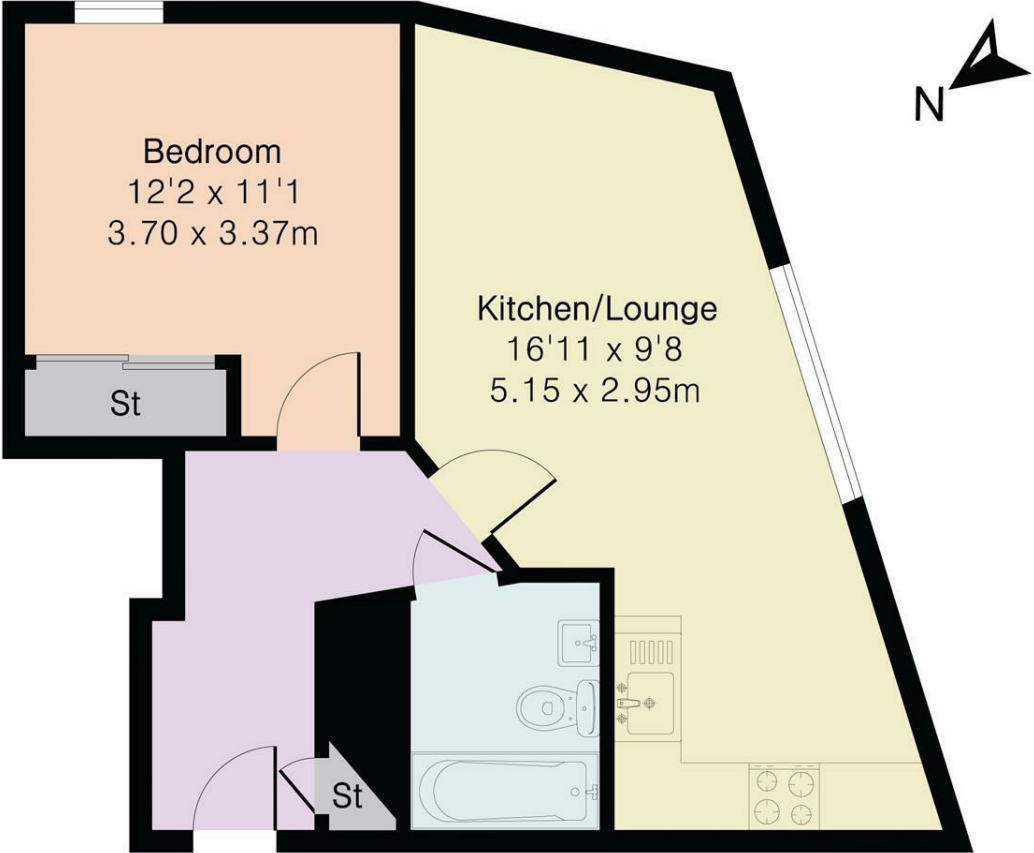
The spacious double bedroom is a particular feature, enjoying a peaceful outlook and benefiting from a full range of fitted mirrored wardrobes, whilst the modern bathroom is finished in a timeless style with a white suite and shower over the bath.

Outside, residents enjoy beautifully landscaped communal gardens, with the development bordering the River Lea, creating a wonderfully tranquil setting rarely found so close to the town centre. The property also benefits from one allocated parking space.

Offered to the market with the significant advantage of being sold with a new lease extension, this is an outstanding opportunity for first-time buyers, downsizers, investors or those seeking a well-connected Herford home in an exceptional riverside location.



# Approximate Gross Internal Area 497 sq ft - 46 sq m



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		
	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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	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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