



Mead Lane, SG13 7GA
Hertford





kings
GROUP

Mead Lane, SG13 7GA

Kings Group Hertford are delighted to present this SOUGHT AFTER TWO BEDROOM SECOND FLOOR APARTMENT, LOCATED JUST A STONES THROW FROM THE TOWN CENTRE AND HERTFORD EAST STATION.

Upon entering, you're greeted by a spacious entrance hall, setting the tone for the rest of the property with its light and welcoming feel. Straight ahead lies the master bedroom, a generous double benefiting from a modern en-suite shower room and plenty of space for wardrobes and storage. To the right, you'll find the second bedroom, ideal as a guest room, home office, or nursery, while opposite sits the stylish family bathroom, fitted with a sleek three-piece suite.

At the end of the hallway, the property opens into an impressive open-plan lounge, dining, and kitchen area — a bright and airy space perfect for relaxing or entertaining. The modern fitted kitchen features integrated appliances, ample storage, and generous worktop space, complementing the home's clean and contemporary style.

Additional benefits include lift access to all floors, a secure underground parking space, and a remaining lease of approximately 114 years, offering long-term peace of mind for prospective buyers, and a Juliet Balcony.

Situated within a well-maintained modern development, this superb apartment combines comfort, convenience, and style, making it an ideal choice for first-time buyers, downsizers, or investors alike.

£300,000



- TWO BEDROOM APARTMENT
- 114 YEAR LEASE
- LARGE LIVING SPACE
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO HERTFORD EAST TRAIN STATION

- LEASEHOLD
- FAMILY BATHROOM AND EN-SUITE
- UNDERGROUND SECURE PARKING SPACE
- IDEAL FMAILY HOME
- CLOSE TO TOWN CENTRE

Location

Mead Lane enjoys a prime location close to Hertford East station, perfectly positioned for both convenience and riverside living. Set along a sought-after stretch near the River Lea, this modern residential area offers a peaceful environment within easy walking distance of Hertford's vibrant town centre. The property is perfectly placed to enjoy Hertford's array of amenities, including an excellent selection of shops, cafés, bars, and restaurants. The town also offers a choice of leisure facilities and scenic riverside walks, all contributing to its strong appeal for families and professionals alike.

Travel Links

Residents benefit from excellent transport links, with Hertford East railway station just moments away, providing regular services to London Liverpool Street and nearby towns — ideal for commuters. The A10 and A414 are also easily accessible, offering straightforward road connections to Stevenage, Harlow, and the M25.

Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Stoney Field offers, you also have some of the areas most sought after and popular schools such as Abel Smith School, Simon Balle All-Through School, Richard Hale School, Bengoe Primary School and many more all within a short walk or drive from the property.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - Approx 114 Years

Service Charge - Approx £2507 Per Annum

Ground Rent - Approx £250 Per Annum





kings
GROUP

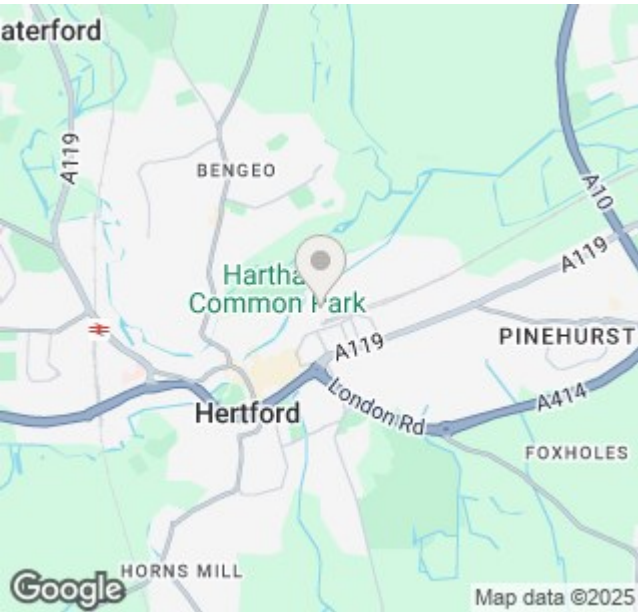
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

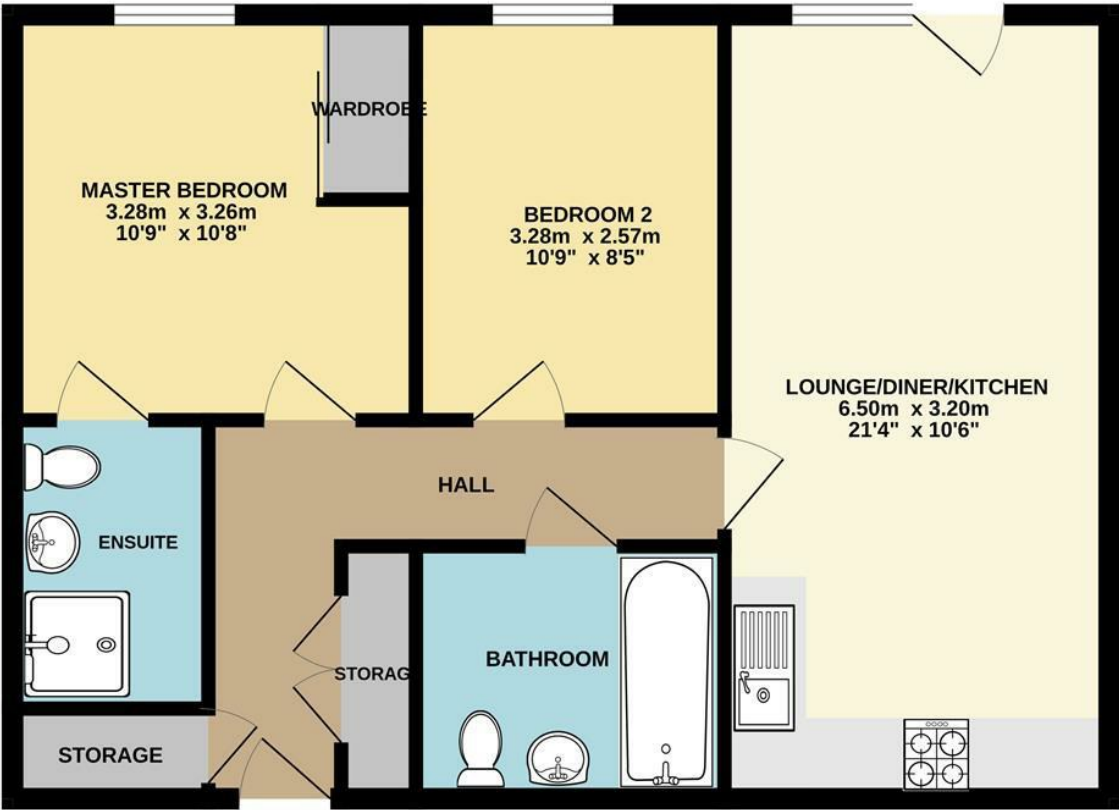
EU Directive

2002/91/EC



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are working in order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given that they are working.

