



23 Elder Court

Hertford, SG13 7GD

Price Guide £350,000



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Communal Entrance Hall:

Accessed via secure entry phone system with stairs and lift access to third floor with private front door into:

Entrance Hall:

Wood flooring, electric heater, entry phone handset, airing cupboard housing hot water cylinder and doors to:

Living Room:

22'5 x 20'2 (6.83m x 6.15m)

Dual UPVC double glazed windows and sliding patio to balcony with river views and Hartham Common beyond, wood flooring, two electric heaters, television and telephone points and open plan to:

Kitchen Area:

Fitted with a range of light grey gloss base and wall cupboards with contrasting work surfaces over incorporating one and a half bowl inset sink unit with mixer tap, integrated fridge freezer, washing machine and slimline dishwasher, built in stainless steel electric oven with separate ceramic hob and stainless steel extractor hood and stainless steel splash back.

Bedroom One:

15'11 x 8'11 (4.85m x 2.72m)

UPVC double glazed window to rear, electric heater and built in double wardrobe with sliding mirror doors.

Bedroom Two:

12'2 x 7'3 (3.71m x 2.21m)

UPVC double glazed window to rear and electric heater.

Bathroom:

7'3 x 5'8 (2.21m x 1.73m)

Fully tiled room with extractor, recessed spot lights, chrome towel radiator, concealed cistern WC, wall mounted wash hand basin with mixer tap and drawer under, panel enclosed bath with side tap and rainfall shower over with separate hand rinser and glass screen.

Underground Parking:

One allocated parking space in the secure underground car park.

Communal Gardens:

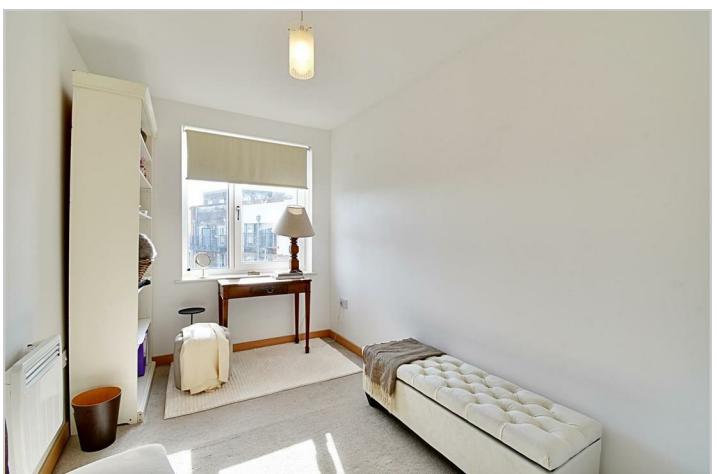
Mainly laid to lawn with decorative plants and shrubs, bike park areas and outside seating areas.

Tenure:

Leasehold: 125 years from 2009

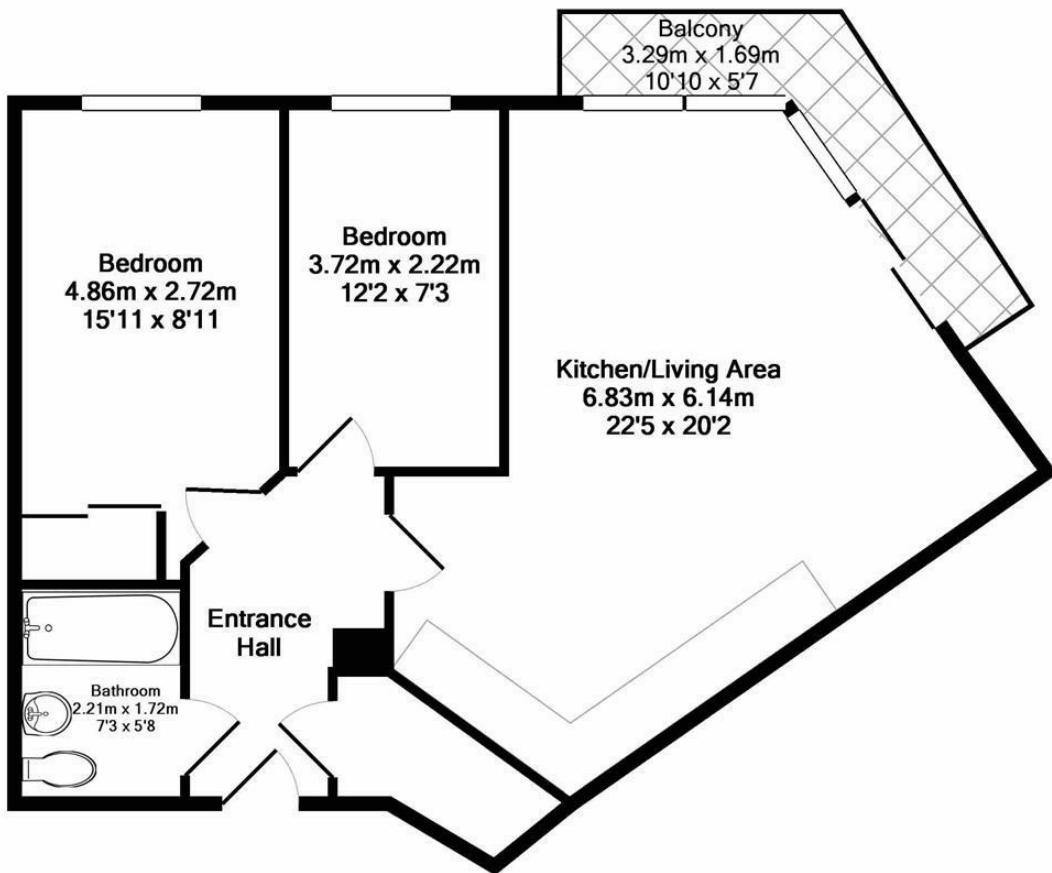
Ground Rent: £350 per annum

Service Charge: £1700 per annum



enquiries@shepherdsofhertford.co.uk

Floor Plan



Total Approx. Floor Area 61.0 Sq.M. (657 Sq.Ft.)

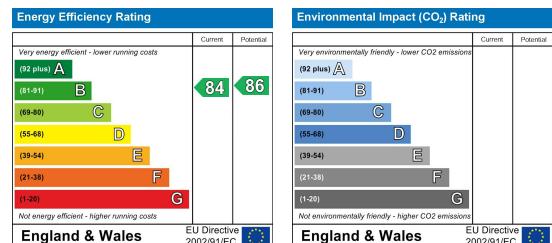
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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