

shepherds

A better home
moving experience



72 Elder Court
Hertford, SG13 7FZ

Guide Price £310,000



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SOLD BY SHEPHERDS - Located in the sought-after Elder Court development, this well-presented two-bedroom apartment offers a rare combination of space, convenience, and modern living. Just a few minutes' walk from Hertford East Station, a short stroll into town, and moments from the open green spaces of Hartham Common, the location is ideal for those seeking both connectivity and a vibrant lifestyle.

The highlight of this apartment is its exceptionally spacious open-plan kitchen, living, and dining area—perfect for entertaining or relaxing. This fantastic space is further enhanced by a full-length balcony, flooding the interior with natural light and providing an excellent outdoor extension to the living area.

Both bedrooms are well-proportioned, and the apartment is served by a stylish bathroom. Residents also benefit from an allocated underground parking space within a secure gated car park.

A fantastic opportunity for first-time buyers, downsizers, or investors—early viewing is recommended.

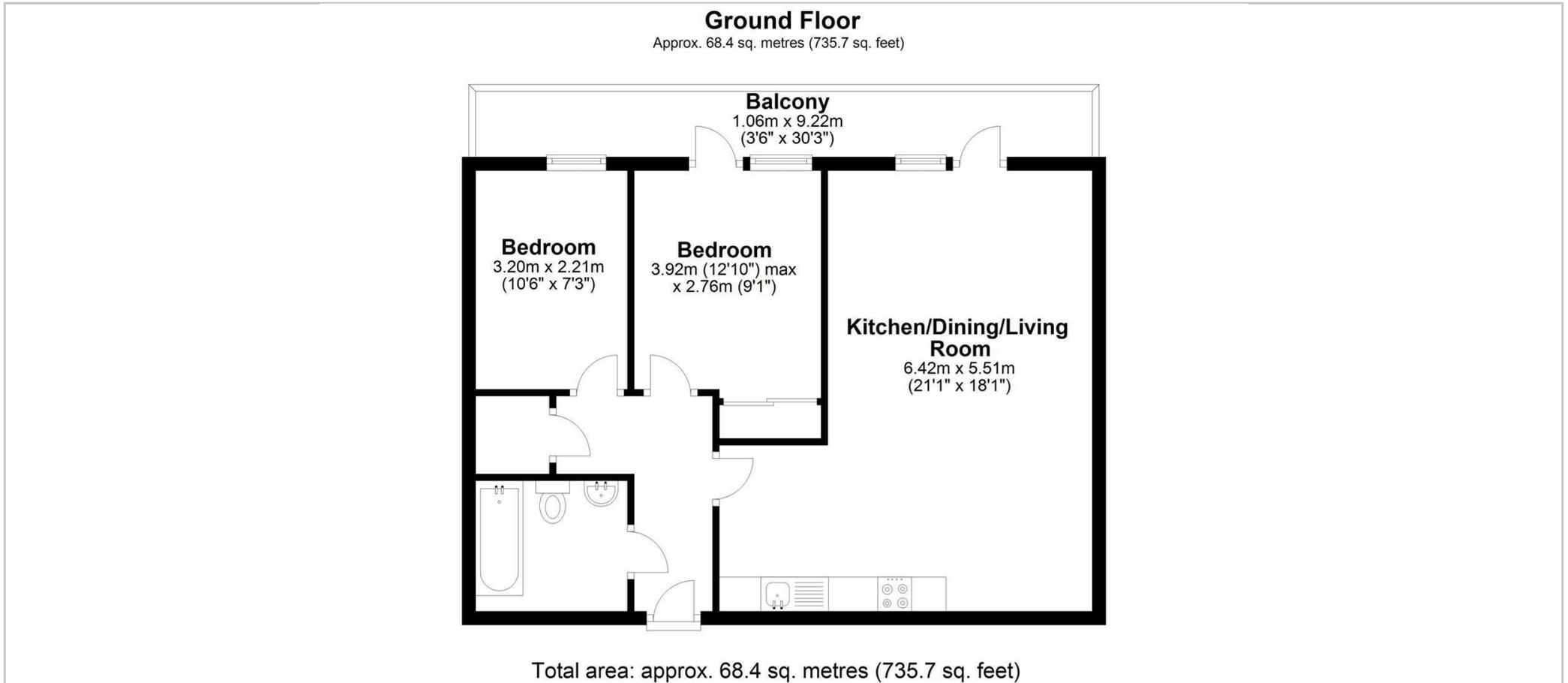




- Spacious two-bedroom apartment in a sought-after development
 - Large open-plan kitchen, living & dining area
 - Full-length private balcony
 - Underground allocated parking space
 - Few minutes' walk to Hertford East Station
 - Close to Hartham Common & town centre
 - Well-proportioned bedrooms & stylish bathroom
 - Location via What3 Words: [jump.thinks.these](https://www.what3words.com/jump.thinks.these)
- Tenure
Leasehold - 108 years remaining
Service Charge - £1,800.00 per annum
Ground Rent - £433 per annum



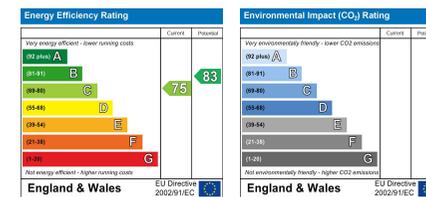
Floor Plan



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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