shepherds
A better home
moving experience



100 Elder Court Mead Lane

Hertford, SG13 7FZ

40% Shared ownership £120,000

2 1 1 B

100 Elder Court Mead Lane

Hertford, SG13 7FZ

SOLD BY SHEPHERDS - Offered to the market on a 40% shared ownership basis, with the option to purchase 100% ownership for £300,000, this beautifully presented two-bedroom second-floor apartment enjoys a superb position within the sought-after Elder Court development, just moments from Hertford East railway station and the vibrant town centre.

The apartment offers bright and spacious accommodation throughout, centred around a generous open-plan kitchen, dining and living area that provides an ideal space for both relaxing and entertaining. Two well-proportioned bedrooms are complemented by a modern family bathroom, while elevated views across the surrounding treetops create a light and peaceful atmosphere. The property also benefits from an allocated parking space, providing added convenience for residents.

Residents of Elder Court enjoy the benefit of secure entry, lift access to all floors, beautifully landscaped communal gardens, and direct access to the riverside and Hartham Common, where scenic walks, open green spaces, the popular Hartham Leisure Centre with swimming pool are all on your doorstep. Hertford's bustling town centre, with its excellent selection of independent shops, cafés, restaurants and bars, is just a short stroll away, while Hertford East station provides regular direct services into London Liverpool Street.

A fantastic opportunity for first-time buyers to step onto the property ladder through shared ownership, or for those wishing to purchase outright, this modern apartment combines stylish, low-maintenance living with an enviable location in one of Hertford's most convenient and desirable developments.



















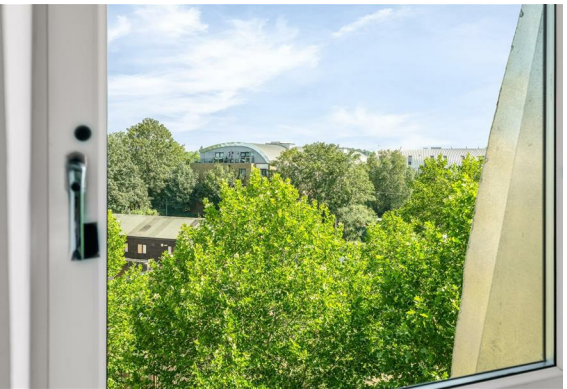
- 40% Shared Ownership available, with the option to purchase 100% ownership for £300,000
- Second floor apartment with lift access within the popular Elder Court development
- Two well-proportioned bedrooms
- Spacious open-plan kitchen, dining and living room
- Allocated parking space
- Beautifully landscaped communal gardens
- Direct access to the riverside and Hartham Common
- Moments from Hertford East railway station with direct services to London Liverpool Street

Tenure
Leasehold - 83 years remaining

Purchasing at 40%
Service Charge - £260.79 per month
Monthly Rent - £445.62

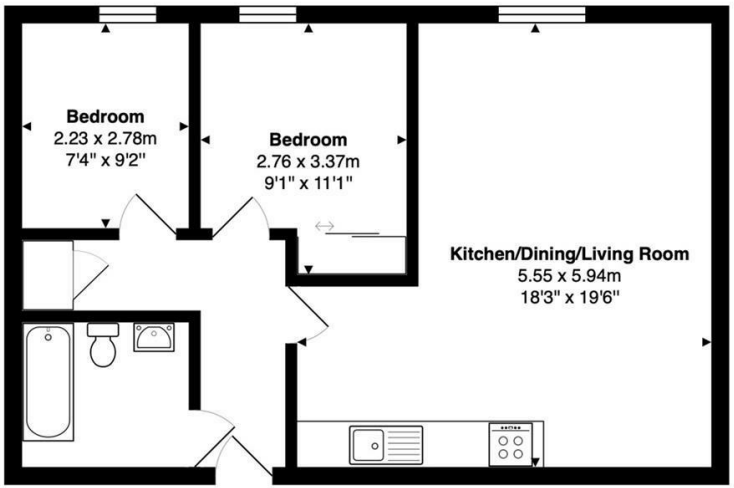
Purchasing at 100%
Service Charge - £3,129.48 per annum
Ground Rent Review Period - 10 years
Ground Rent - £700 per annum







Floor Plan



Total Area: 54.9 m² ... 591 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

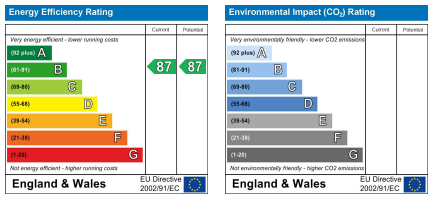
Viewing

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

Tenure

Leasehold

Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk