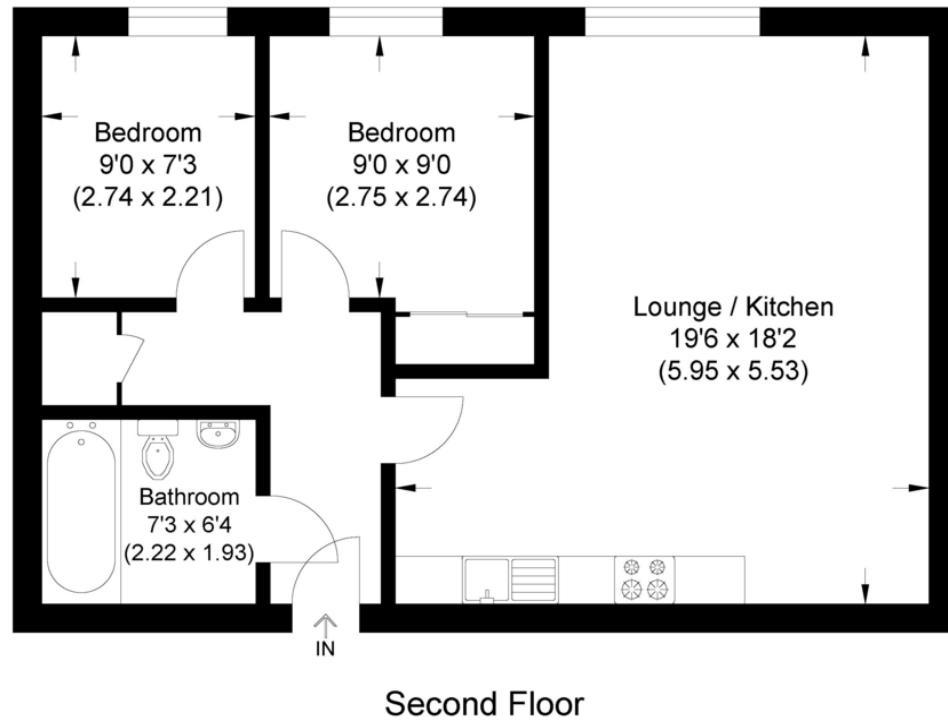


Approximate Gross Internal Area  
54.74 sq m / 589.21 sq ft



- Spacious 2 Bedroom Apartment
- Town Centre Location
- Fantastic Open-Plan Living Space
- Two Good-Size Bedrooms
- Modern Fitted Bathroom
- Walk To Town & Train Station
- Secure Entryphone System
- Secure Underground Parking
- Lovely Communal Gardens

## ELDER COURT, HERTFORD, SG13

2 1 1 EPC B

Ensum Brown are delighted to present to the market this beautifully presented 2 double bedroom purpose built second floor apartment within walking distance to Hertford East BR station and the town centre. The property boasts a fantastic open-plan kitchen, dining and living area plus a modern fitted bathroom. Allocated parking for one car. Ideal first-time or investment purchase. An internal viewing is highly recommended.

FIXED PRICE  
**£280,000**

Ware  
**01920 412200**

110 High Street, Ware, Hertfordshire, SG12 9AP

facebook.com/ensumbrown  
@ensumbrown

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NOR ANY OF OUR EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		



# ELDER COURT, HERTFORD, SG13

FIXED PRICE  
£280,000

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## PROPERTY INSIGHT

Ensum Brown are delighted to offer for sale this modern two bedroom second floor apartment located a stone's throw from Hertford's Town Centre and Hertford East British Rail Station with its fast links into London Liverpool Street and Cambridge. The apartment is located in a gated town centre development and it has been well maintained by the present owner representing an ideal opportunity for a first-time buyer or buy to let investor. An internal viewing is recommended.

The communal entrance hall is accessed via a security entry door and is well maintained with a wide staircase leading up to the first and second floors. The development also benefits from lift access.

Upon entering the apartment via the welcoming entrance hall it feels bright and airy; the entrance hall has a storage cupboard with doors leading off to the open-plan kitchen/lounge/diner, two bedrooms and bathroom.

The fantastic L-shaped open-plan kitchen/lounge/diner is the focal point of this property, offering a bright and airy feel throughout. The tastefully fitted kitchen is comprehensively fitted with a range of wall and base units complemented by laminate worktops, a built-in oven, 4-ring hob with extractor over and a stainless steel splashback. There's also space for a fridge/freezer and washing machine.

The living/dining space is absolutely delightful, arranged in two designated areas with a double glazed window to the rear aspect overlooking the well-maintained communal gardens. Also featuring fitted carpet, TV point and ample space for a dining table and chairs.

Moving on to the two bedrooms, these are both good-size rooms with a double glazed window facing the rear aspect overlooking the peaceful communal gardens. The principal bedroom also offers fitted wardrobes.

The property benefits from secure underground allocated parking for one vehicle with further visitors spaces available on a first come first served basis.

## AGENTS NOTES

The vendor purchased the property via the Government-backed Help-to-Buy Shared Ownership scheme and currently owns a 40% share equal to £112,000 so there is an option to purchase at this level or alternatively you can purchase the full 100% outright for the list price of £280,000. Please contact us for further information on either of these options.

## LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers; the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town of Ware just 3 miles up the road. The town is one of the areas most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool Street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Hertford has a bustling high street and very much has a social 'café' culture. There are over 200 shops in the town centre, a mixture of high street chain stores, specialist shops, restaurants, hairdressers, banks and other retail services. One of the attributes that distinguishes Hertford from its larger neighbours is the number of independent traders and specialist shops in the town. The number of eateries is in excess of 40, ranging from Thai, through to Indian, Japanese and Italian, to fish & chips and kebabs. Befitting a market town, every Saturday there is a charter market in the town centre and a farmers' market every second Saturday of the month.

With regards to education, this is one of the biggest draws to the area. To name a few you have Simon Balle primary school through to sixth form, the prestigious Richard Hale secondary and sixth form college, Sele secondary school and then located within a few miles of Hertford and Ware you have private schools including Haileybury, St Edmunds College, Heath Mount and Duncombe schools.

If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!

