



**Sought after Gated Development**

**Dedicated Parking Space**

**Short walk to Hertford East Railway Station**

**Balconies with River Views**

**Possibility of a Garage to be included - ask for further details**

**Close to Hertford Town Centre**



**63 Mitre Court**  
Hertford, SG14 1BQ

**Offers in the Region  
Of £375,000**



Thomas Childs & Co are delighted to present this split level two bedroom apartment located in one of Hertford finest developments. Mitre Court is meticulously well maintained and looked after by its residents and management. The development has a no pet policy. The apartment comprises of a large open plan kitchen/ dining/living area with two balconies affording great views over the river and countryside beyond. Upstairs are two bedrooms and the family bathroom. The apartment also has a parking space and a garage may be included in the sale. Please ask for further details. We anticipate a lot of interest in this property so please do call to arrange a viewing on 01992 721321

Approximate Gross Internal Area 641 sq ft – 60 sq m  
Second Floor Area 322 sq ft – 30 sq m  
Third Floor Area 319 sq ft – 30 sq m



Second Floor



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Energy performance certificate (EPC)

63, Mitre Court Railway Street HERTFORD SG14 1BQ	Energy rating <b>E</b>	Valid until:	12 October 2025
		Certificate number:	8085-7720-3379-8907-6992

Property type

Top-floor maisonette

Total floor area

61 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.