



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's 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 practice. 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

E

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.

For properties in England and Wales:

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

