



Two double bedrooms

Close to Hertford East Station

Integrated appliances

Close to Hartham Park

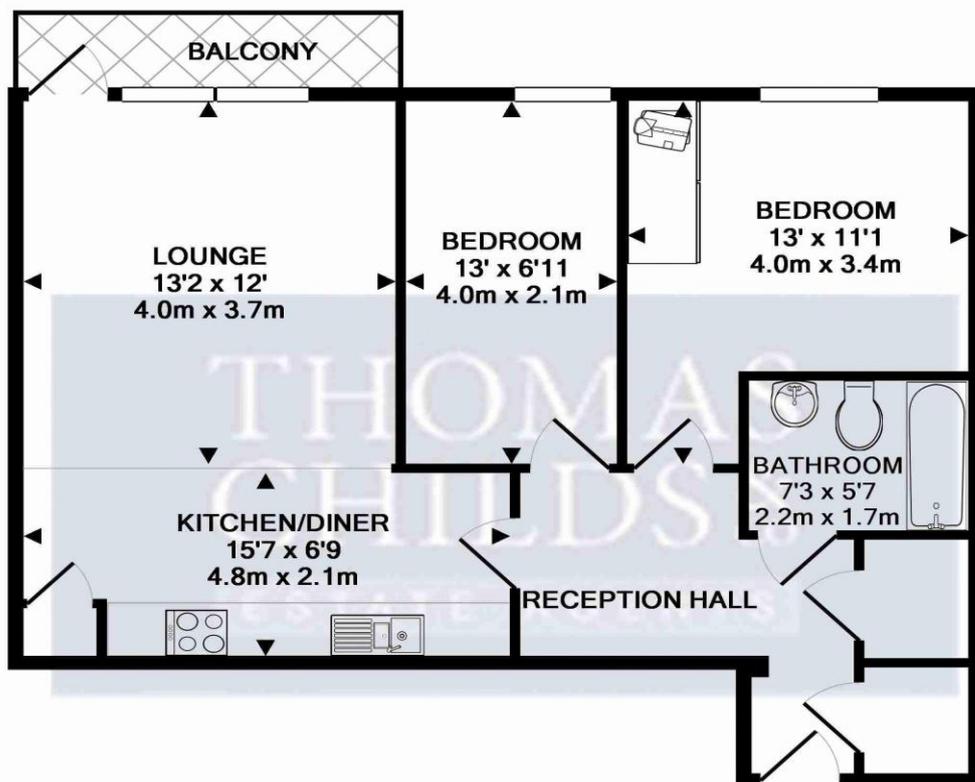
Beautiful canal side walk nearby



47 Elder Court Mead Lane
Hertford, SG13 7GD

Guide Price £244,950

A well situated two double bedroom flat in the sought after development of Elder Court close to Hertford East and a short walk from the centre of Hertford town. In addition there is a family bathroom, entrance hall with storage cupboard and airing cupboard, a kitchen diner with integrated appliances. Open to the kitchen diner is the lounge with access to a balcony. The location benefits from the local Hartham park and nearby canal side walk to Ware and beyond.



**ELDER COURT, HERTFORD
TOTAL APPROX. FLOOR AREA 631 SQ.FT. (58.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2014

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.

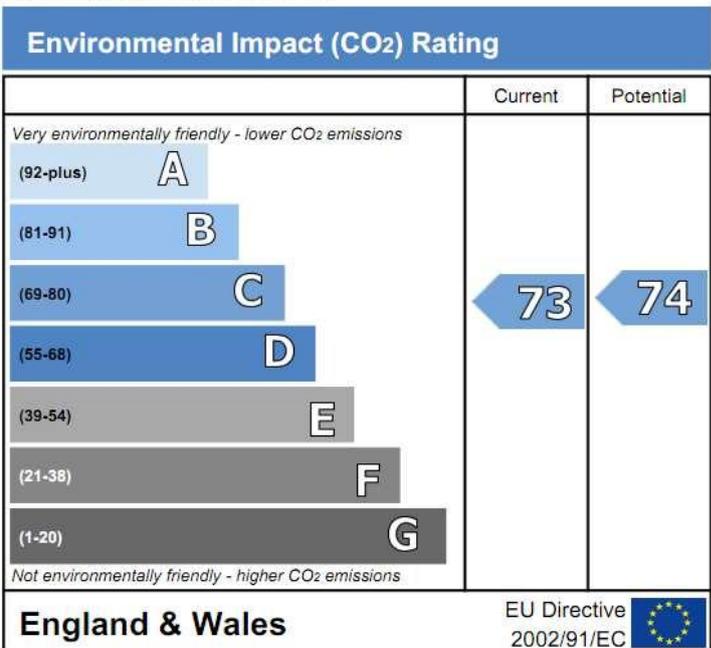
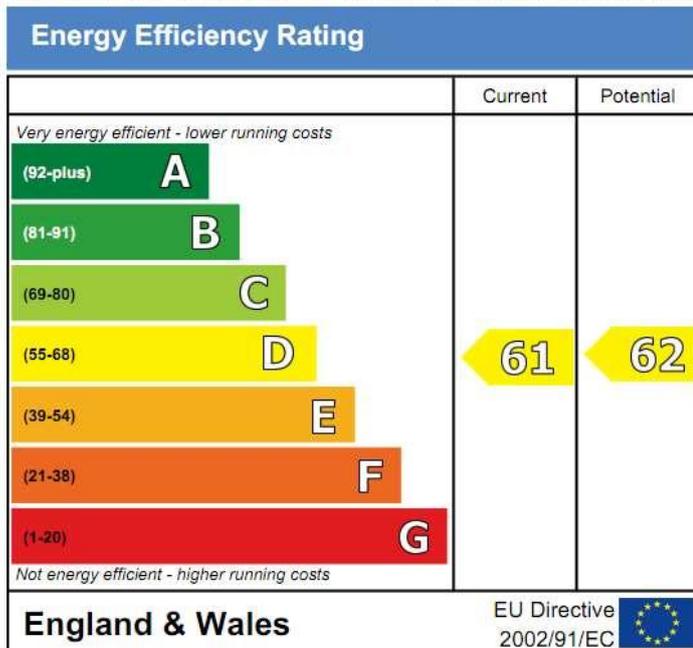
Energy Performance Certificate



47 Elder Court,
Mead Lane,
HERTFORD,
SG13 7GD

Dwelling type: Mid-floor flat
Date of assessment: 17 April 2009
Date of certificate: 12 July 2010
Reference number: 8681-6534-7960-6543-0096
Type of assessment: SAP, new dwelling
Total floor area: 57 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	238 kWh/m ² per year	232 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£53 per year	£30 per year
Heating	£272 per year	£279 per year
Hot water	£251 per year	£251 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk