

LEASEHOLD



Apartment

# 118 SMEATON COURT, HERTFORD, SG13 7AU

Guide Price

## £350,000

### FEATURES

- Chain Free
- Ground Floor
- Two Luxury Bathrooms
- Gas Central Heating
- Two Double Bedroom Apartment
- Secure Underground Allocated Parking
- Private Garden Patio
- Close To Town Centre, Hertford East BR & Hartham Common



# 2 Bedroom Apartment located in Hertford

**\*\*CHAIN FREE\*\*** Rarely available two double bedroom ground floor apartment with two luxury bathrooms & PRIVATE PATIO GARDEN overlooking the communal gardens and River Lea.

Call us on


**0199 253 2222**

[info@abelestateagent.co.uk](mailto:info@abelestateagent.co.uk)

[www.abelestateagent.co.uk](http://www.abelestateagent.co.uk)

**Council Tax Band**

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

