



LEASEHOLD

Apartment

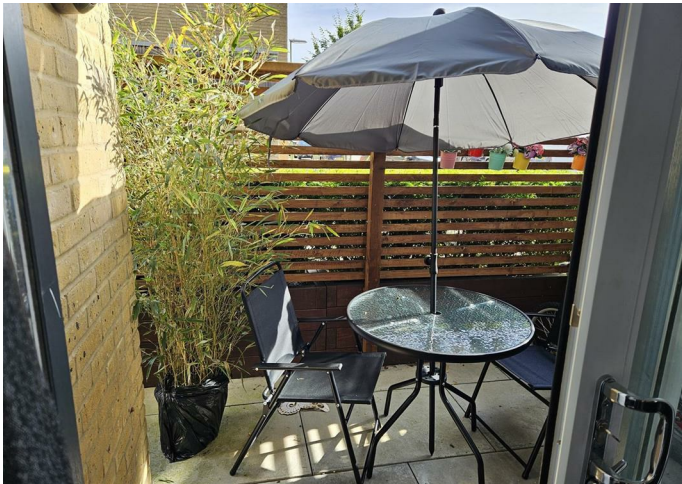
# 6 SMEATON COURT, HERTFORD, SG13 7AL

Guide Price

# £375,000

## FEATURES

- Council Tax Band - D
- EPC Band - B
- Rarely Available 3 Bedroom Ground Floor Apartment
- Allocated Parking
- Gas Central Heating
- Close To Hertford East BR



# 3 Bedroom Apartment located in Hertford

**\*\*EXTREMELY RARE\*\*** 3 double bedroom ground floor apartment located within walking distance to Hertford East. Offered with no chain and enjoying a private garden terrace & two luxury bathrooms.

Call us on

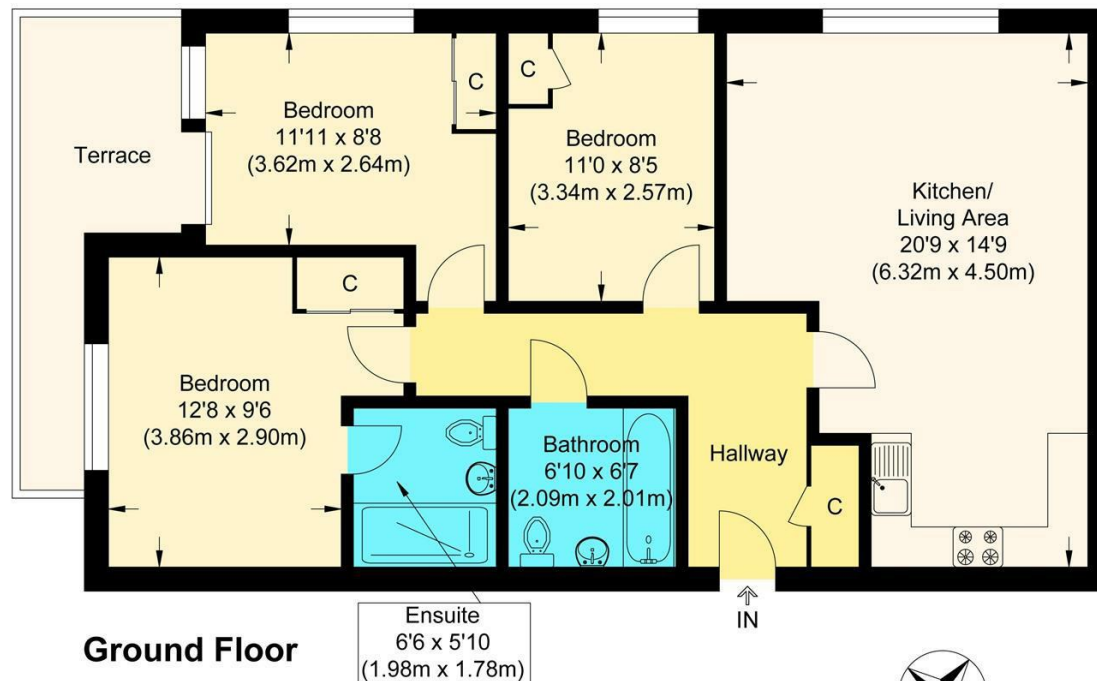
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[www.abelestateagent.co.uk](http://www.abelestateagent.co.uk)

**Council Tax Band**

**B**



**Abel**

**Smeaton Court**

Approximate Gross Internal Floor Area : 77.80 sq m / 837.43 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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.

