

LEASEHOLD



Apartment

170 SMEATON COURT, HERTFORD, SG13 7AU

Guide Price

£259,995

FEATURES

- Council Tax Band - C
- Chain Free
- Balcony
- Gas Central Heating
- EPC Band - B
- Spacious One Bedroom 2nd Floor Apartment
- Secure Underground Allocated Parking
- Lift Access



1 Bedroom Apartment located in Hertford

CHAIN FREE - A beautifully-presented one bedroom second floor apartment forming part of this popular development and enjoying a private south facing balcony.

Call us on

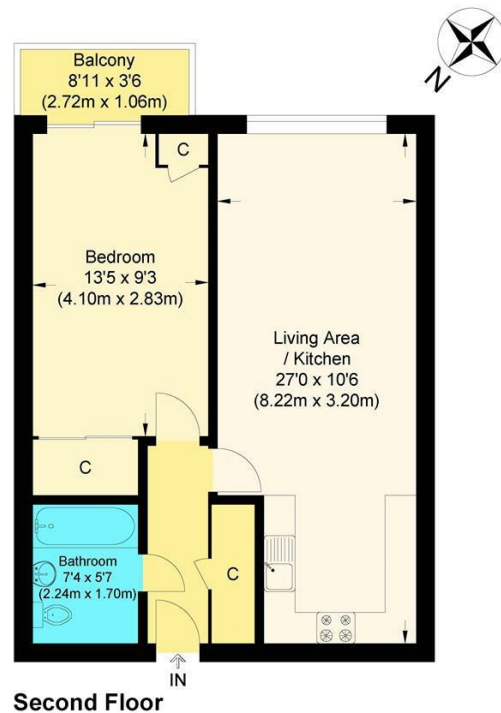
0199 253 2222

info@abelestateagent.co.uk

www.abelestateagent.co.uk

Council Tax Band

B



Abel

Smeaton Court

Approximate Gross Internal Floor Area : 50.80 sq m / 546.80 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		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

