

LEASEHOLD



Apartment

SMEATON COURT, HERTFORD, HERTFORDSHIRE, SG13

Guide Price

£255,000

FEATURES

- Passed EWS1 (Cladding)
- Chain Free
- South Facing Balcony
- Gas Central Heating
- EPC Band - B
- Spacious One Bedroom 2nd Floor Apartment
- Secure Underground Allocated Parking
- Lift Access



Smeaton Court Hertford SG13 7AU

The large floor to ceiling windows bring in bundles of natural light and the apartment includes an open plan lounge/kitchen/diner, integrated appliances, entrance hall, storage cupboard, luxury 3 piece bathroom suite & a master bedroom with built-in wardrobes and access to the south facing balcony.

Further benefits include secure underground allocated parking, lift access, gas central heating & approximately 114 years remaining on the lease.

Smeaton Court is located along the River Lea and provides quick and easy access to Hertford East mainline train station, Hertford Town Centre & Hartham Park.

This property is expected to attract plenty of interest, so please call now to avoid missing out!

ACCOMMODATION:

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN/DINING

26'11" x 10'5"

BEDROOM

13'5" x 9'3"

BALCONY

8'11" x 3'5"

LUXURY BATHROOM

7'4" x 5'6"

SECURE UNDERGROUND ALLOCATED PARKING



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Second Floor

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.

Call us on

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<https://www.mountandco.co.uk/>

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	85	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.