



LEASEHOLD

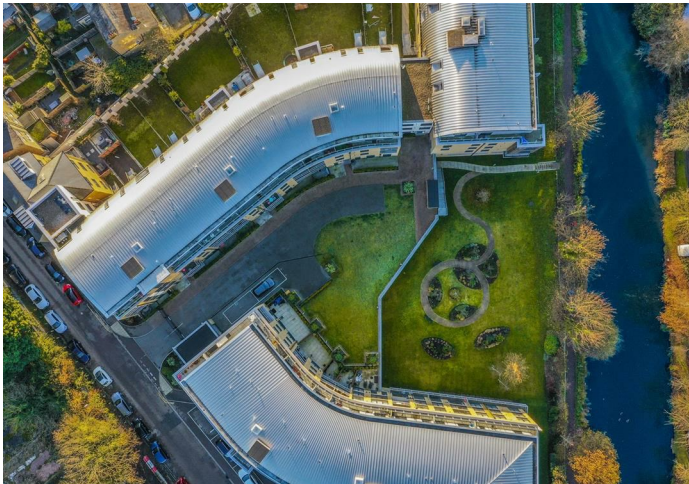
Apartment

# SMEATON COURT, HERTFORD, HERTFORDSHIRE, SG13

Guide Price  
**£290,000**

## FEATURES

- Chain Free
- Two Bedroom First Floor Apartment
- Floor To Ceiling Windows From The Lounge
- Underground Secure Parking
- Priced To Sell
- Private South Facing Balcony
- Gated Development
- Stones Throw Away From Hertford East Mainline Station (0.2 miles)



# Smeaton Court Hertford SG13 7AL

If you want a home flooded with natural light and airy space - this is for you! Placed on the first floor of Smeaton Court you will find this treasure! Far from being the same as others in this popular development, this apartment offers floor to ceiling, full wall width windows from the lounge, which is a priceless addition to any room, let alone one that offers such views high above the little cottages surrounding it.

The lounge is combined with the modern kitchen, separated by more than enough space for a dining table between. To the side of the lounge, not in view of the full glass aspect, is a door leading off to your very own decked balcony.

To the master bedroom there are fitted mirrored wardrobes and has a bright and airy feel. The second bedroom follows down from the hallway as does the main bathroom, which is again beautifully fitted and perfectly maintained.

Furthermore you have an underground car parking space and ample space in the bike store. Once outside you will find yourself on the fringe of the River Lea which has an enchanting toe path, perfect for walkers and cyclists wanting to get to Hertfords town centre on way and Wares town centre the other. Hertford East mainline station, serving Liverpool street is just a short walk too.

This is one very special apartment!

## ACCOMMODATION:

### ENTRANCE HALL

### OPEN PLAN LOUNGE/KITCHEN/DINER

27'4" x 11'5"

### BEDROOM 1

14'10" x 8'7"

### BEDROOM 2

11'10" x 6'9"

### BATHROOM

### PRIVATE BALCONY

### SECURE ALLOCATED UNDERGROUND PARKING

### LEASEHOLD

Lease - 125 years from 2015

Ground Rent - £350 per annum

Service Charge - £1,300 per annum approx.

### COUNCIL TAX BAND - D



MOUNT & CO | 2 MARKET PLACE, HERTFORD, HERTFORDSHIRE, SG14 1DF





# Smeaton Court, Hertford, SG13 7AL

Approximate Gross Internal Area  
634 sq ft - 59 sq m



Second Floor

Call us on

01992 937 011

[hello@mountandco.co.uk](mailto:hello@mountandco.co.uk)

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

Council Tax Band

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 85        |
| (69-80) C                                   |                         |           |
| (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.