



Smeaton Court, SG13 7AU
Hertford





kings
GROUP

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Kings Group Hertford are delighted to offer this WELL PRESENTED AND SPACIOUS ONE BEDROOM FIRST FLOOR FLAT.

This spacious property is an ideal purchase for any first time buyer looking to get onto the property ladder with a fantastically located apartment. Smeaton Court boasts from being surrounded by amazing transport links and local amenities that a property needs for day to day life and for future growth. Hertford East Train Station is just 0.2 miles away offering a direct line into London Liverpool Street making commuting into London very accessible. There is also quick and easy access to the A10, and A414 with both being under 10 minute drive away, offering further links to the M11 and M25 creating great access for commuting in and around Hertford, the surrounding areas and London. Local shops and amenities are also very close by with Hertford Town Centre being a short walk away there is an abundance of supermarkets, banks, restaurants and other high street shops on offer.

The property comprises of a communal entrance with access to the first floor via a lift or stairs, entrance hall with storage cupboard, large open plan lounge /diner with kitchen area to rear of the room, master bedroom with fitted wardrobes and access to balcony area, modern family bathroom, entry phone system, UPVC double glazed windows throughout, secure allocated underground car parking space and EWS1 certificate available. Internal viewings are highly recommended to arrange an appointment please contact us on 01992 586 570 to avoid missing out.

Offers In Excess Of £265,000



- ONE BEDROOM FIRST FLOOR FLAT
- 117 YEAR LEASE
- BRIGHT AND SPACIOUS
- PRIVATE BALCONY AREA
- CLOSE TO LOCAL SHOPS AND AMENITIES

- LEASEHOLD
- LIFT ACCESS
- CHAIN FREE
- 0.2 MILES FROM HERTFORD EAST TRAIN STATION
- COUNCIL TAX BAND C

Entrance Hall 9'77 x 3'62 (2.74m x 0.91m)

Single radiator, Wood laminate flooring, Power points and Storage cupboard

Lounge / Kitchen 27'2 x 10'4 (8.28m x 3.15m)

UPVC double glazed window to front, Double radiator, Wood laminate flooring, Phone point, TV aerial point, Power points, Integrated Oven with electric hob and a chimney style extractor fan, Integrated fridge freezer, integrated dishwasher and integrated Washing machine.

Bedroom 13'55 x 9'30 (3.96m x 2.74m)

Double glazed sliding door to balcony at front, Single radiator, Carpeted flooring, Built in wardrobe, TV aerial point and Power points

Bathroom 7'33 x 5'57 (2.13m x 1.52m)

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with thermostatically controlled shower, Wash basin with mixer tap and vanity unit under, Low level WC and Tiled splash back walls

Lease / Service Charge / Council Tax

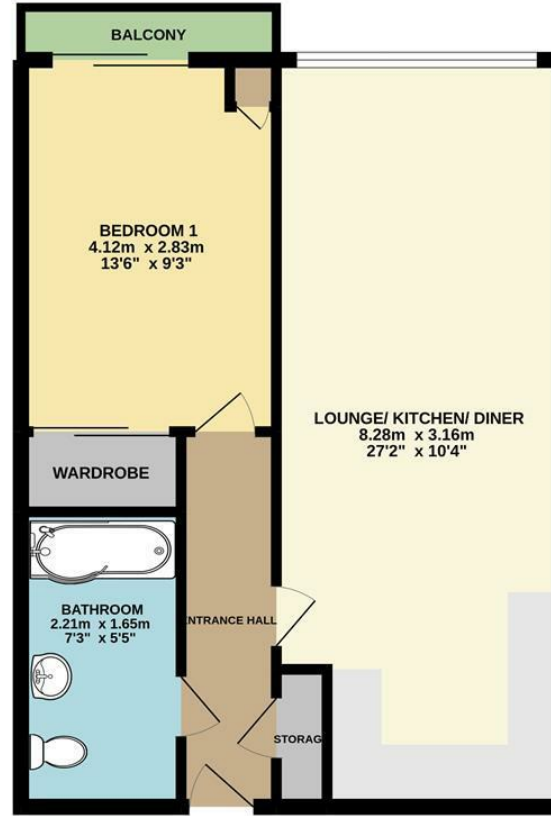
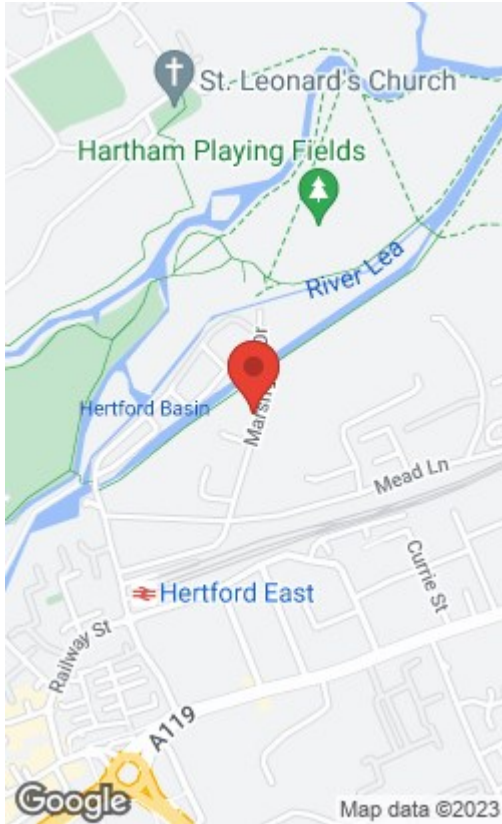
Lease 117 Years (APPROX)
 Service Charge - (£990 PA APPROX)
 Ground Rent (£300 PA)
 Council Tax Band C



GROUND FLOOR

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

