



PUTTERILLS

est. 1992

**£1,350 PCM**  
**Smeaton Court**  
Hertford, SG13 7AL

## PROPERTY SUMMARY

This stunning two bedroom apartment finished to a very high specification with a private balcony overlooking the River Lea and Hartham Common. The property offers well apportioned accommodation to include a modern open plan living area with fitted kitchen, two bedrooms and family bathroom. The property also offers underground secure car park with one allocated space, a bike store and personal fob for entry and exit with lift to the first floor.

The property is conveniently located for a walk along the tow path into the centre and is also within a few minutes walk to Hertford East Station with regular direct service into London Liverpool Street.

2

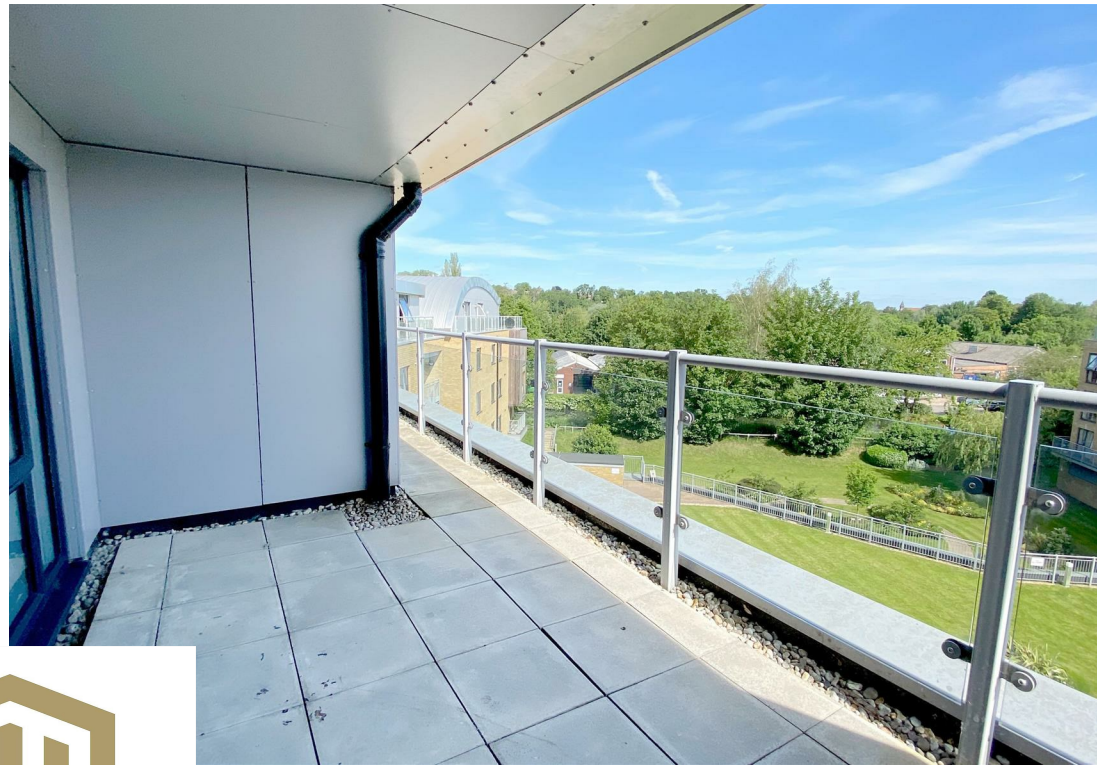


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1

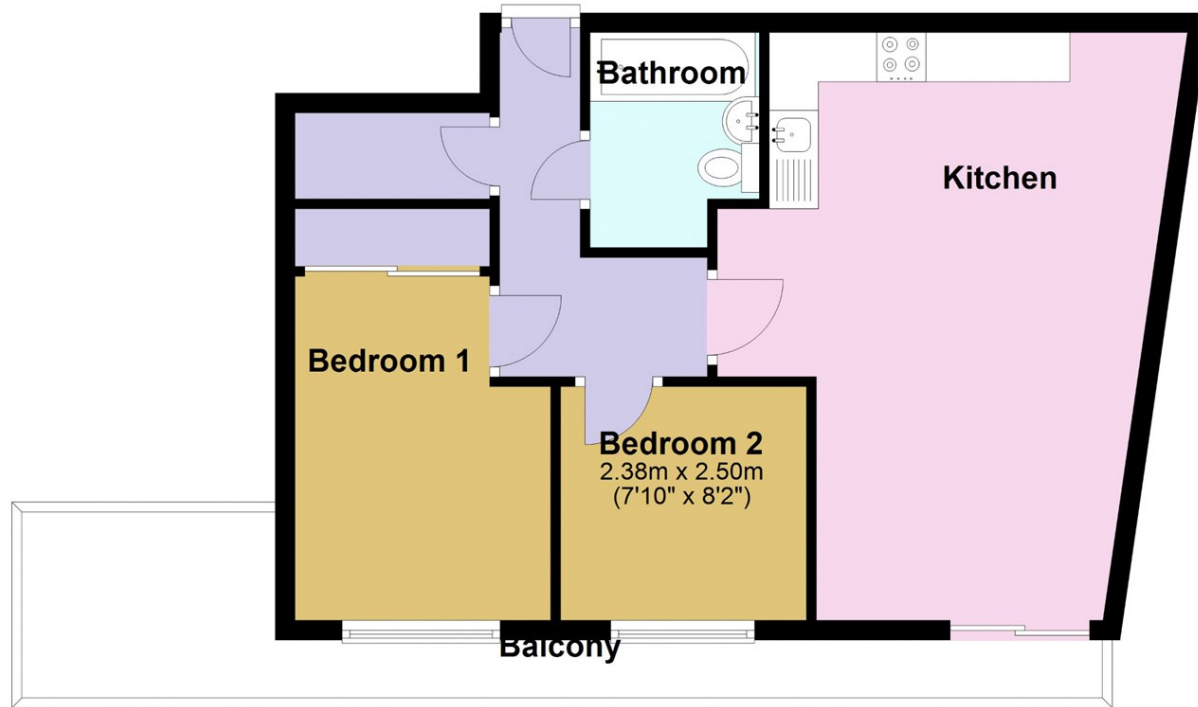








## Ground Floor



## LOCAL AUTHORITY


## TENURE

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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/tenants are advised to recheck the measurements



### OFFICE ADDRESS

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