



103 Smeaton Court  
, Hertford, SG13 7AU

Offers in excess of £300,000





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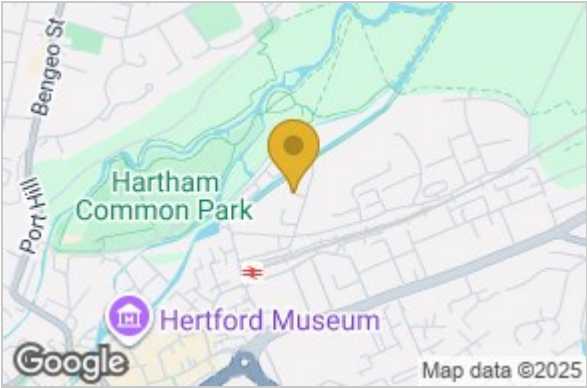
Greenhill Estates are delighted to bring to market this rarely available two bedroom ground floor MODERN apartment with PRIVATE PATIO GARDEN conveniently located within walking distance of Hertford Town Centre which offers an array of shops, pubs, bars and restaurants and is also within a 5 minute walk to Hartham Park and Hertford East mainline railway station which serves direct access to London Liverpool Street and Tottenham Hale mainline railway stations.

This fabulous property offers substantial living accommodation throughout including, entrance hall, large living/dining area with patio doors overlooking your patio garden, fully fitted modern kitchen with integrated appliances, large master bedroom with built in wardrobes, a secondary double bedroom and a luxurious modern bathroom. The property is also offered for sale with allocated underground parking.

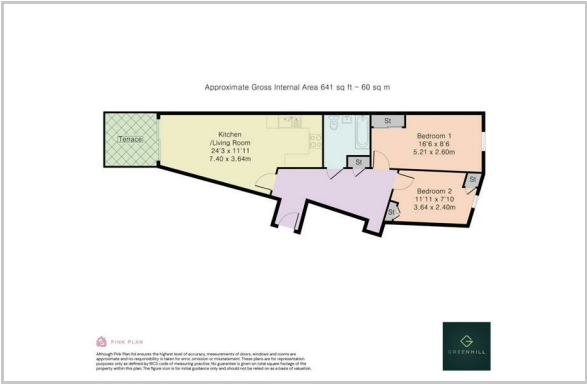
Hertford is a historic market town and is Hertfordshire's county capital. The town offers an array of open spaces, fantastic cafes, bars, boutiques, and restaurants. It is a thriving community town and has in recent years been voted one of the top ten places to live in the country. It's no surprise this is the case with the fantastic commuter links, the vast green spaces and the excellent schooling it has to offer.



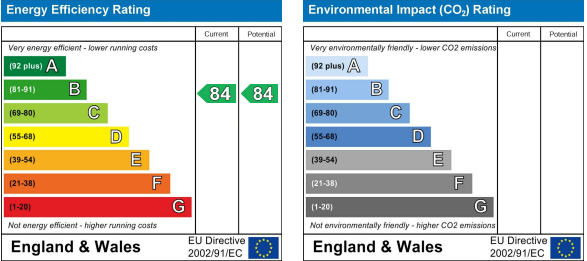
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.