

shepherds

A better home  
moving experience



## 172 Smeaton Court

Hertford, SG13 7AU

Price Guide £310,000





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## Communal Entrance:

Accessed via secure entry phone system with stairs and lift access to second floor and private front door into:

## Entrance Hall:

Wood flooring, radiator, entry phone hand set, storage cupboard and doors to:

## Kitchen/Living Room:

20'1 x 13'7 (6.12m x 4.14m)

An open plan contemporary style living arrangement consisting of:

## Kitchen Area:

Fitted with a range of modern white base and wall units with contrasting quartz work surfaces over incorporating inset stainless steel single drainer sink unit with mixer tap and separate filtered water tap, recessed spot lights, extractor, built in stainless steel oven with separate electric hob and extractor hood over, wood flooring, integrated fridge freezer, washing machine and dishwasher and open plan to:

## Living Room:

UPVC double glazed window to rear and sliding patio door to private balcony, two radiators and wood flooring.

## Private Balcony:

10'8 x 2'10 (3.25m x 0.86m)

Private balcony with views directly over the river.

## Bedroom One:

16'0 x 9'10 (4.88m x 3.00m)

UPVC double glazed window to rear with views over the river, radiator and built in double wardrobe with mirrored doors.

## Bedroom Two:

13'3 x 6'7 (4.04m x 2.01m)

UPVC double glazed window to rear with views over the river, radiator and cupboard housing combination gas boiler.

## Bathroom:

7'3 x 5'6 (2.21m x 1.68m)

Modern bathroom suite with tiled flooring and extensively tiled walls, chrome heated towel rail, concealed cistern WC, wash hand basin with mixer tap, tile enclosed bath with side mixer tap and separate rainfall shower head over and glass screen, recessed spot lights, extractor and mood lighting.

## Allocated Parking:

Allocated parking space for one car in the secure gated underground car park.

## Communal Grounds:

Attractive riverside gardens laid mainly to lawn.

## Tenure:

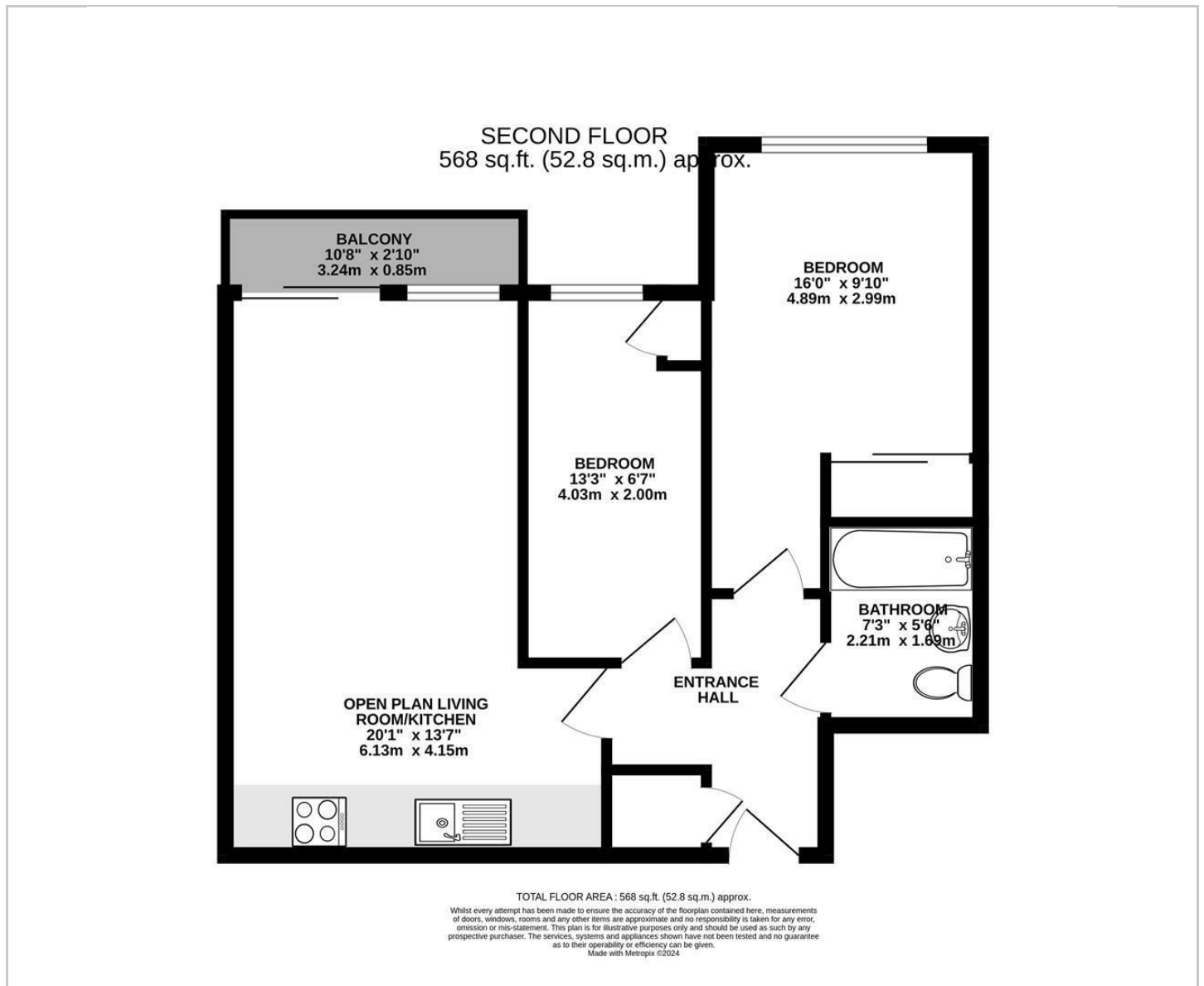
Leasehold - 116 years remaining

Service Charge - £1419 per annum

Ground Rent - £350 per annum



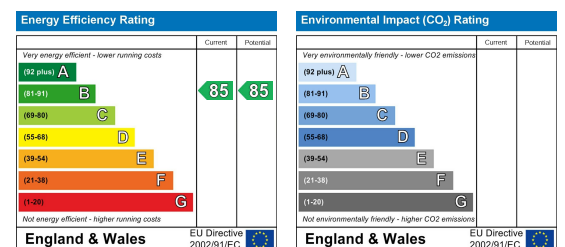
## Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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