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moving experience



167 Smeaton Court

Hertford, SG13 7AU

**Offers In The Region Of £260,000**



## 167 Smeaton Court

Hertford, SG13 7AU

This well-located one-bedroom first-floor apartment offers a comfortable and convenient living space in a peaceful riverside setting. Just a few minutes' walk from Hertford East Station, it's ideal for those needing easy access to transport links while still enjoying a quiet, scenic environment.

The apartment features an open-plan kitchen, living, and dining area, creating a bright and spacious feel. It's a flexible space that can easily adapt to your needs, whether you're relaxing at home or hosting guests.

The property also comes with an allocated parking space in a secure underground car park and a lease with 114 years remaining, offering peace of mind for the future.

Situated close to Hartham Common and the town centre, you'll have plenty of green space and local amenities nearby, including shops, cafes, and restaurants.

This apartment is a great option for first-time buyers or anyone looking for a comfortable home in a central yet peaceful location. Contact us today to arrange a viewing.





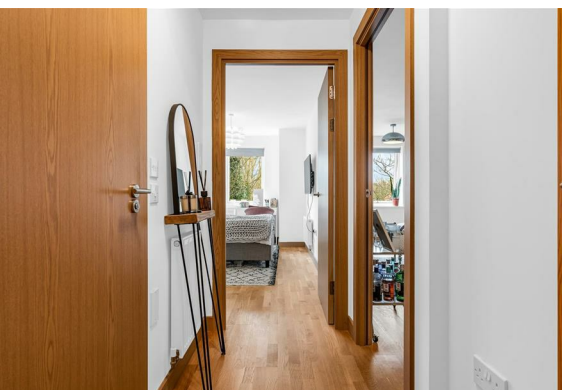
- One bedroom first floor apartment
- Open-plan kitchen, living and dining area
- Few minutes walk to Hertford East Station
- Close to Hartham Common & town centre
- Allocated parking space in secure underground car park
- Lease with 114 years remaining
- Riverside property
- Location via What3 Words: [thin.curving.whites](https://www.what3words.com/thin.curving.whites)

Tenure

Leasehold - 114 years remaining

Service Charge - £1,236.00 per annum

Ground Rent - £300 per annum



Floor Plan



First Floor

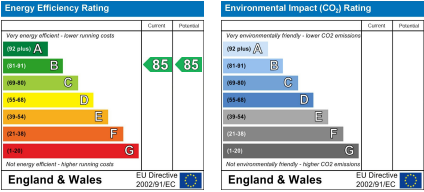
Total Area: 48.2 m<sup>2</sup> ... 519 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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



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.

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