



140 Smeaton Court, Hertford, SG13 7AU

Offers Over £320,000



## 140 Smeaton Court, Hertford, SG13 7AU

**\*\*CHAIN FREE - PRICED TO SELL \*\*** You will love this apartment with **LOVELY VIEWS** over the **RIVER** from its **26-foot balcony** and only **7 minutes' walk** from **HERTFORD TOWN Centre**. This **SPACIOUS HOME** is **IDEAL** for Investors, **First Time Buyers** & **PERFECT** for **Downsizers**. **ONLY A 4 MINUTE** walk from **Hertford East Train Station**, making it **IDEAL** for **London COMMUTERS**. This property is located in a modern development which includes **UNDERGROUND GATED** allocated parking. The gardens are a real joy and perfect for enjoying this very **QUIET** location. Priced to sell. **DO NOT** miss out on this great opportunity. The owner has found and is very keen to move. Call **Lanes Estate Agents** for a viewing

**NOTE: EWS1 form in place**



### **Main Entrance**

Secure door entry phone system

### **Hall**

Doors to all rooms large storage cupboard

### **Lounge / Kitchen** 20'6 x 11'1 (6.25m x 3.38m)

Open plan lounge/kitchen/diner with sliding doors to long balcony.

### **Lounge Area**

Nice size room with direct access to balcony. Excellent breakfast bar separate to kitchen area

### **Balcony** 27' (8.23m)

27 foot long balcony covering the full width of property

### **Kitchen area**

Full range of base and eye level units with fitted appliances including dishwasher, washing machine & fridge Freezer

### **Bedroom One** 13'7 x 9'6 (4.14m x 2.90m)

Fitted wardrobes to one wall. Window to river view

### **Bedroom Two** 13'7 x 6'6 (4.14m x 1.98m)

Nice 2nd bedroom. Window to river view

### **Bathroom** 7'6 x 5'11 (2.29m x 1.80m)

Modern bathroom suite. Panel bath with shower over. Mid-point fittings. Concealed cistern W/C, Chrome heated Towel Rail, Wash Hand Basin. Tiled floors and walls

### **Underground Parking**

One allocated parking bay within the secure underground parking space

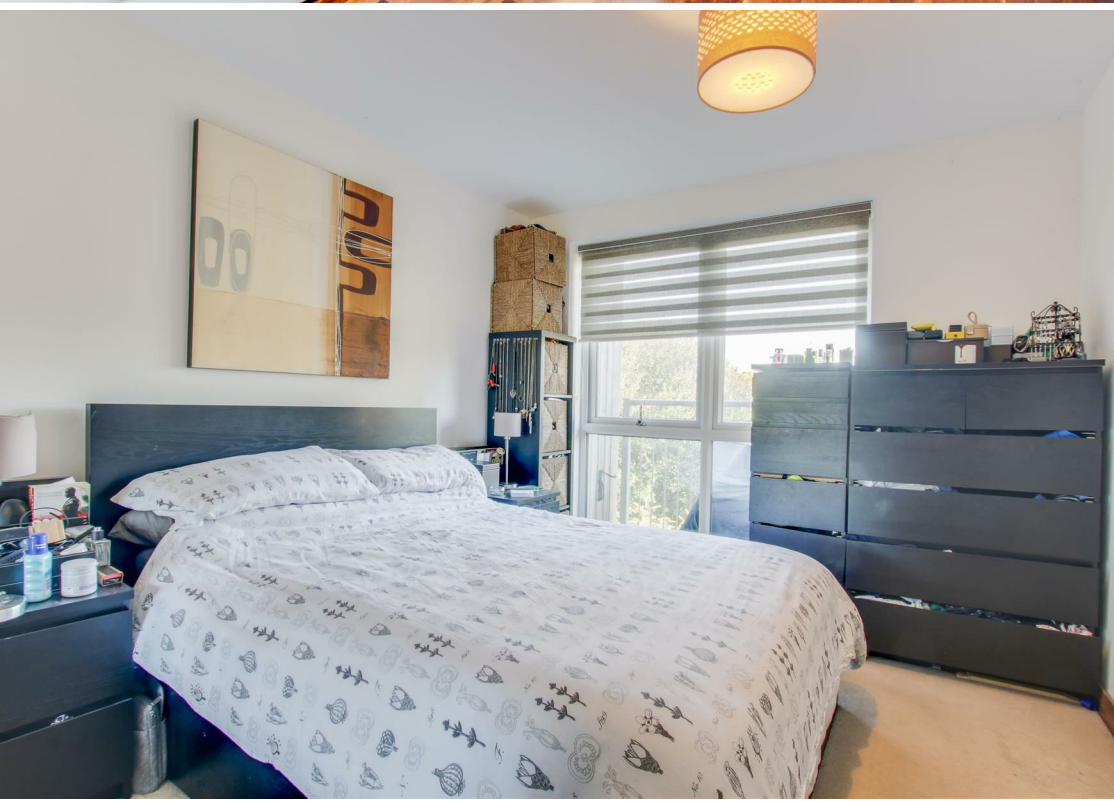
### **Gardens**

Extensive gardens within the gated area giving lots of usable space and views over the river

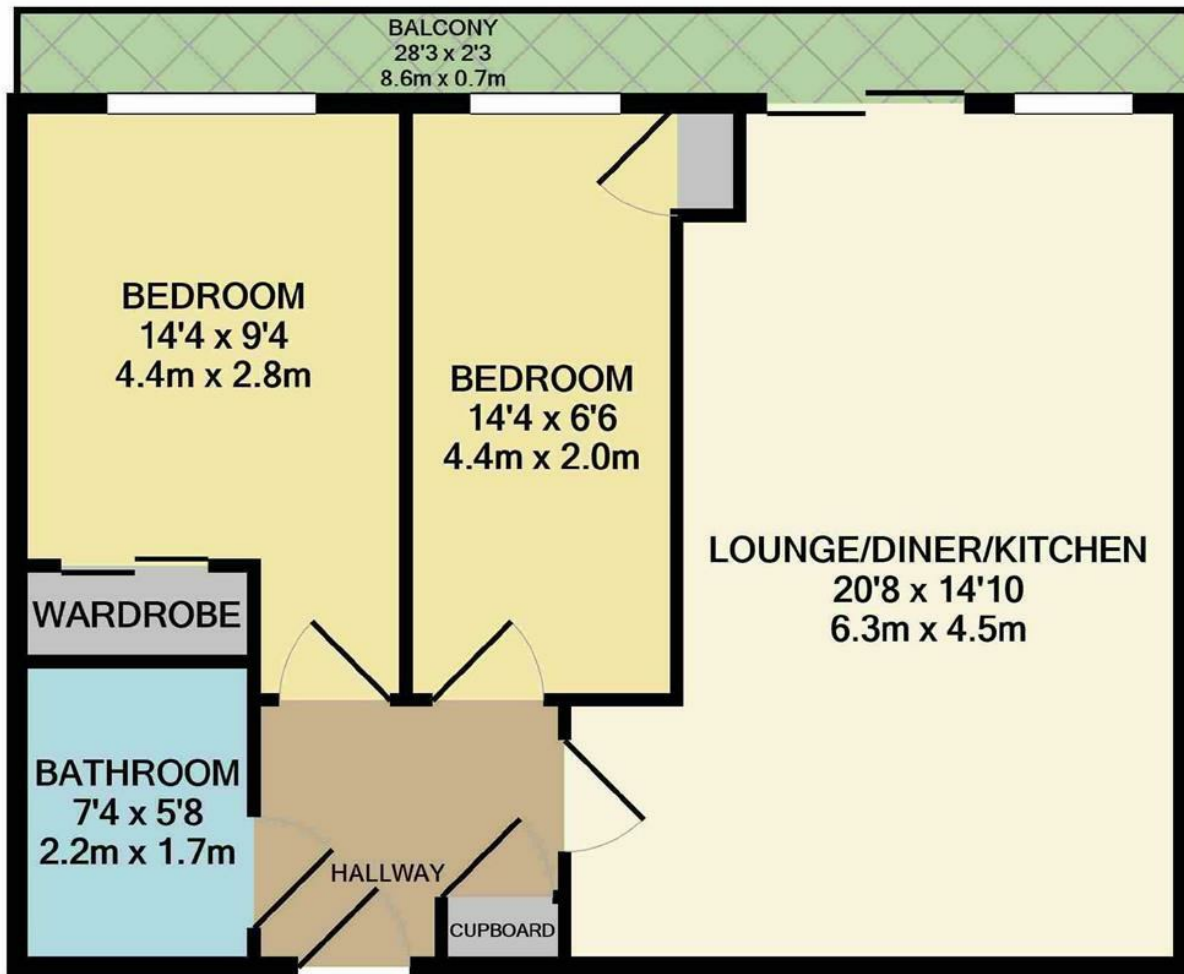
### **River Walk**

The gardens give direct access to the canal tow path which goes to Ware and Hertford centre

### **Hertford Estate Agents**







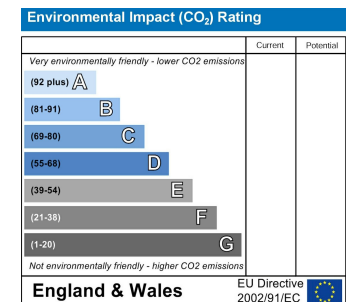
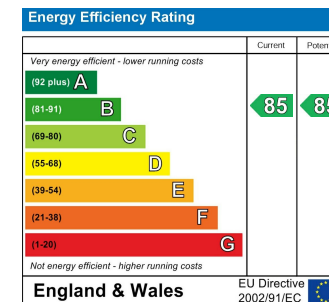
**TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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