



115, Smeaton Court, Hertford

SG13 7AU

Asking Price £350,000



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## 115 Smeaton Court, Hertford, SG13 7AU

Steven Oates are pleased to offer this absolutely stunning two-bedroom penthouse apartment which is immaculately presented having been well-maintained by the current owner to an incredibly high standard. Positioned on the top floor, this beautiful apartment benefits from spacious and modern accommodation being one of the larger units available. The accommodation welcomes you with a good size entrance hallway where you find access into the luxury bathroom suite and second bedroom bedroom, there is also a useful storage cupboard off the hallway. The main bedroom benefits from peaceful river views, fitted wardrobes and en-suite shower room. The kitchen forms part of this impressive open plan kitchen/living space which beams natural light with dual aspect windows and offers access onto this amazing wrap-around balcony with views across the communal gardens and River Lea. Internal viewing highly recommended.

Situated near Hertford East mainline station, this development offers the perfect blend of City convenience with County town living whilst remaining in a quiet location. Hertford East offers a regular fast service to both London's Tottenham Hale & Liverpool Street Train Stations and the property is only a short distance from Hertford North Station serving regular trains to Moorgate. Smeaton Court is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops and bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts, kayaking and a skatepark. Also close by is a superstore and a useful industrial park.



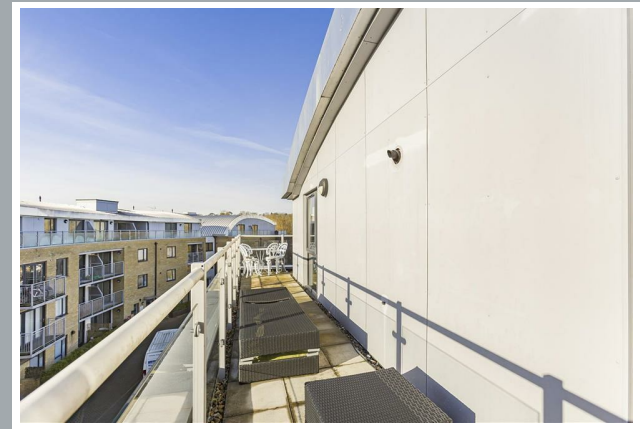
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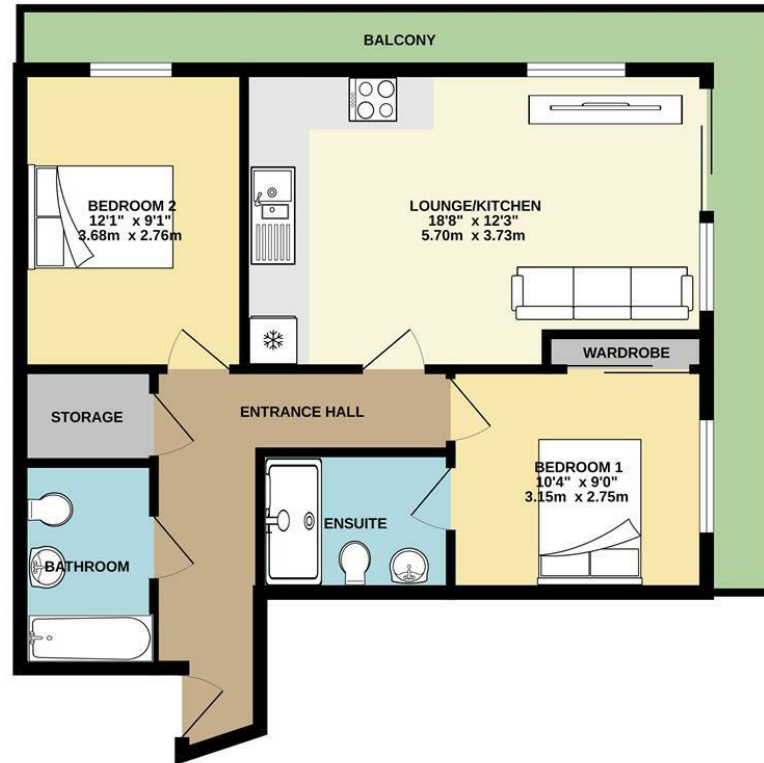


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GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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