



118, Smeaton Court, Hertford

SG13 7AU

Offers In Excess Of £340,000



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118 Smeaton Court, Hertford, SG13 7AU

****CHAIN FREE**** Steven Oates are pleased to offer this stunning ground floor two-bedroom apartment which is immaculately presented having been well-maintained by the current owner. This beautiful apartment benefits from a south-west facing terrace overlooking the stunning communal gardens as well as the River Lea. The property offers a good size entrance hallway where you find access into the bathroom suite, second bedroom and principal bedroom. There is also a useful storage cupboard off the hallway. The kitchen is an impressive open plan kitchen/living space which beams natural light and opens out to a outside terrace which very few of these plots benefit from. Internal viewing highly recommended. The property also has secure underground parking and lift to all floors.

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.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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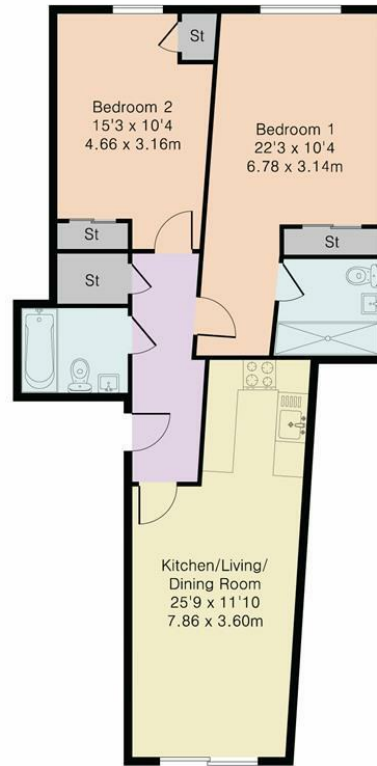


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Approximate Gross Internal Area 770 sq ft – 71 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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