



135, Smeaton Court, Hertford

SG13 7AU

Price Guide £305,000



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135 Smeaton Court, Hertford, SG13 7AU

****CHAIN FREE**** A well-presented, chain-free two bedroom apartment set on the first floor of a sought-after riverside development, just a short walk from Hertford Town Centre and its wide range of amenities. The property offers approximately 693 sq ft of bright and spacious accommodation, including a generous open-plan kitchen/living/dining area. There are two well proportioned sized bedroom's, The primary with its own en-suit and a stylish modern family bathroom next door, Tghe property also has ample storage throughout. Additional benefits include lift access, an allocated space in the secure underground car park, and access to well-maintained communal gardens. An ideal purchase for first-time buyers, investors, or anyone seeking a peaceful yet well-connected location.

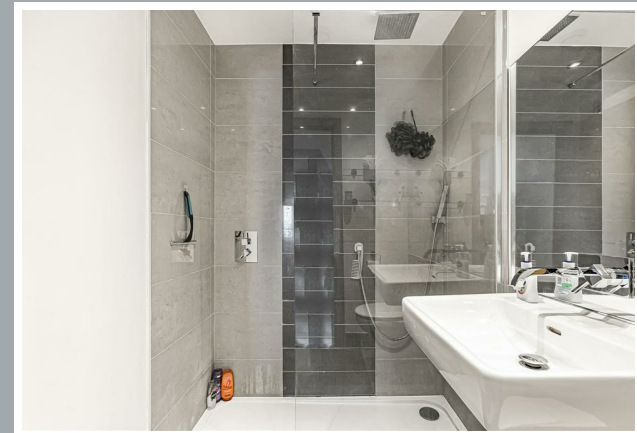
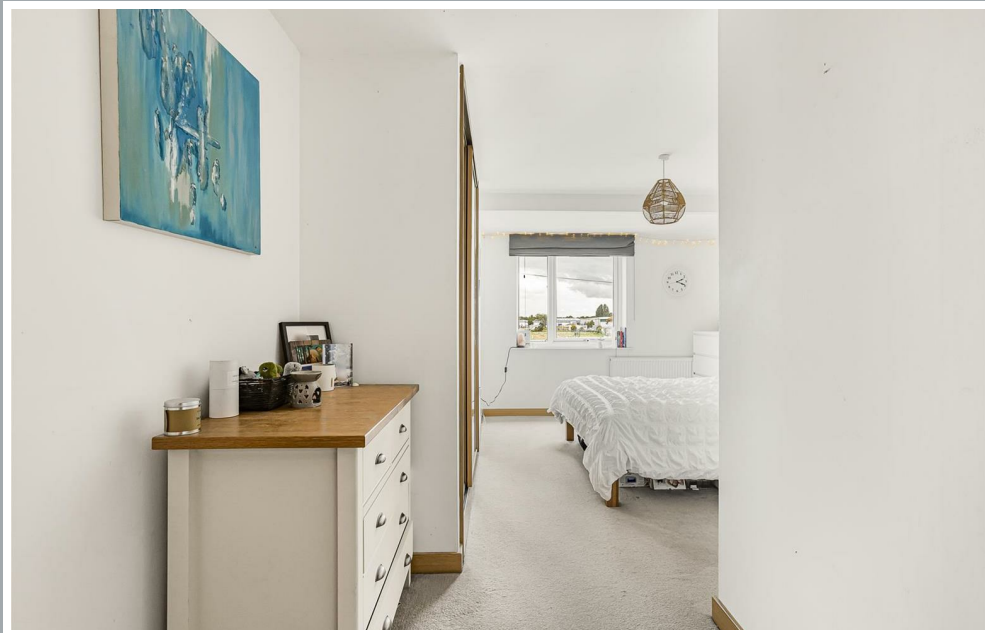
The development is located within an enviable position only a short distance from Hertford town centre, Hertford East station and the wide open greenspace of Hartham Common. Hertford town centre offers an excellent choice of shops and restaurants including the newly regenerated Lea Wharf. Hertford East mainline train station offers services to London's Tottenham Hale and Liverpool Street.



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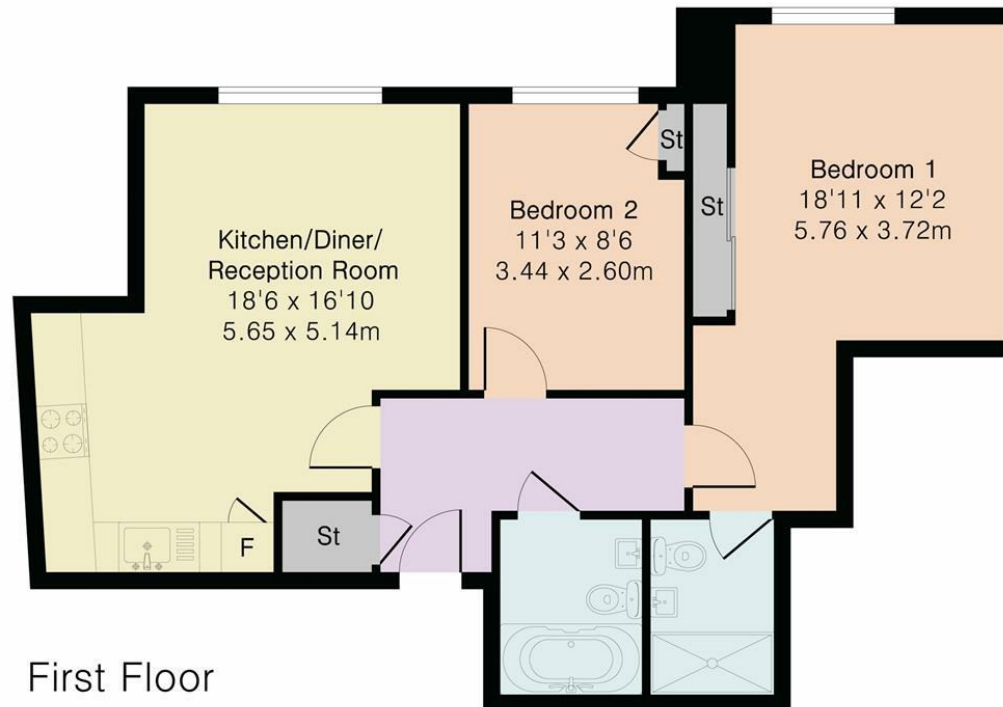


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Approximate Gross Internal Area 693 sq ft - 64 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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