



110 Smeaton Court | | Hertford | SG13 7AU

£1,400 pcm

A sought after town centre and riverside development for this two double bedoomed second floor apartment. Enjoying secured entryphone and gated underground car parking space. This modern flat is convenient to Hertford East rail station and easy walk to the town centre and Hartham Park. Gloss white fitted kitchen and tiled bathroom with LED lighting. Private balcony. Unfurnished. Council Tax band D, EPC rating B. Deposit equal to one month rent.

- Riverside Development
- Two Double bedrooms
- Gloss white fitted kitchen
- Secure entry system
- Gated secure parking bay



Property Description

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LIVING ROOM

14' 0" x 10' 4" (4.27m x 3.15m)

KITCHEN

7' 10" x 7' 8" (2.39m x 2.34m)

BEDROOM 1

10' 1" x 9' 4" (3.07m x 2.84m)

BEDROOM 2

15' 9" x 9' 4" (4.8m x 2.84m)

BATHROOM

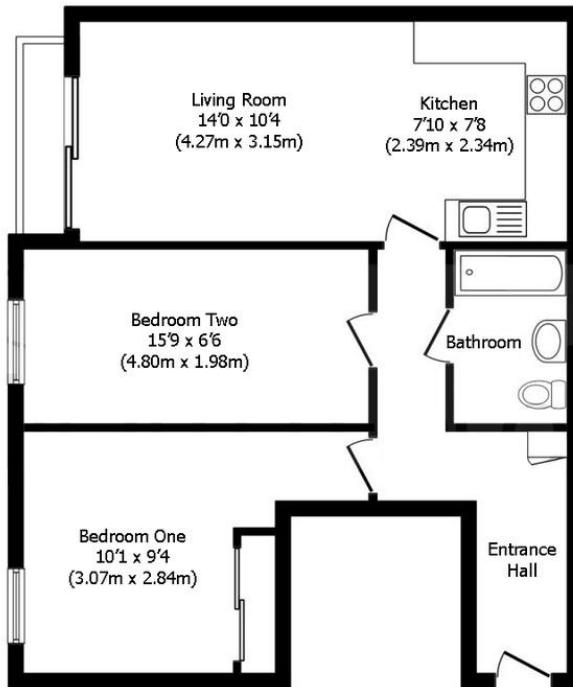
6' 10" x 5' 6" (2.08m x 1.68m)

ALLOCATED PARKING

one space

COMMUNAL RIVERSIDE GARDENS





Second Floor Plan

Total floor area 63.0 sq. m. (678 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	85	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Reference:
110 Smeaton Court

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A	90	90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements