

shepherds
A better home
moving experience



9 Smeaton Court

Hertford, SG13 7AL

Guide Price £215,000



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CHAIN FREE - A well presented one bedroom ground floor apartment, ideally positioned within this highly sought after riverside development, just a short walk from Hertford town centre, Hertford East station and the open green spaces of Hartham Common.

The property is finished to a modern standard throughout and offers well balanced accommodation, centred around a bright living space with direct access to a small private outside area - a real benefit for a one bedroom apartment.

The kitchen is well appointed, while the bedroom is a comfortable double, complemented by a modern bathroom.

Smeaton Court enjoys beautifully maintained communal gardens which sit directly alongside the River Lea, offering a unique setting rarely found so close to the town centre.

This is an ideal purchase for first time buyers, downsizers or investors, combining a peaceful riverside setting with excellent convenience for transport links and local amenities.



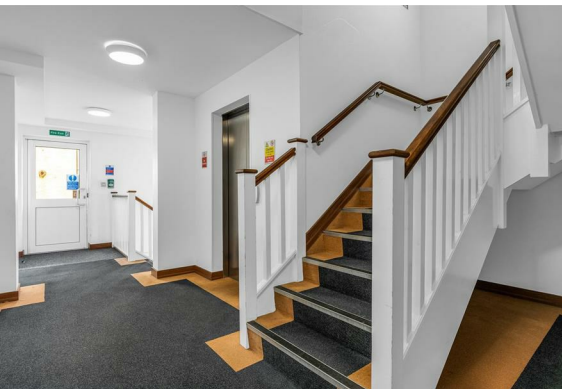


- Well presented one bedroom ground floor apartment - CHAIN FREE
- Highly sought after riverside development
- Direct access to a small private outside space
- Modern finish throughout
- Bright and well proportioned living space
- Double bedroom and modern bathroom
- Communal gardens backing onto the River Lea
- Walking distance to Hertford town centre, Hertford East station and Hartham Common

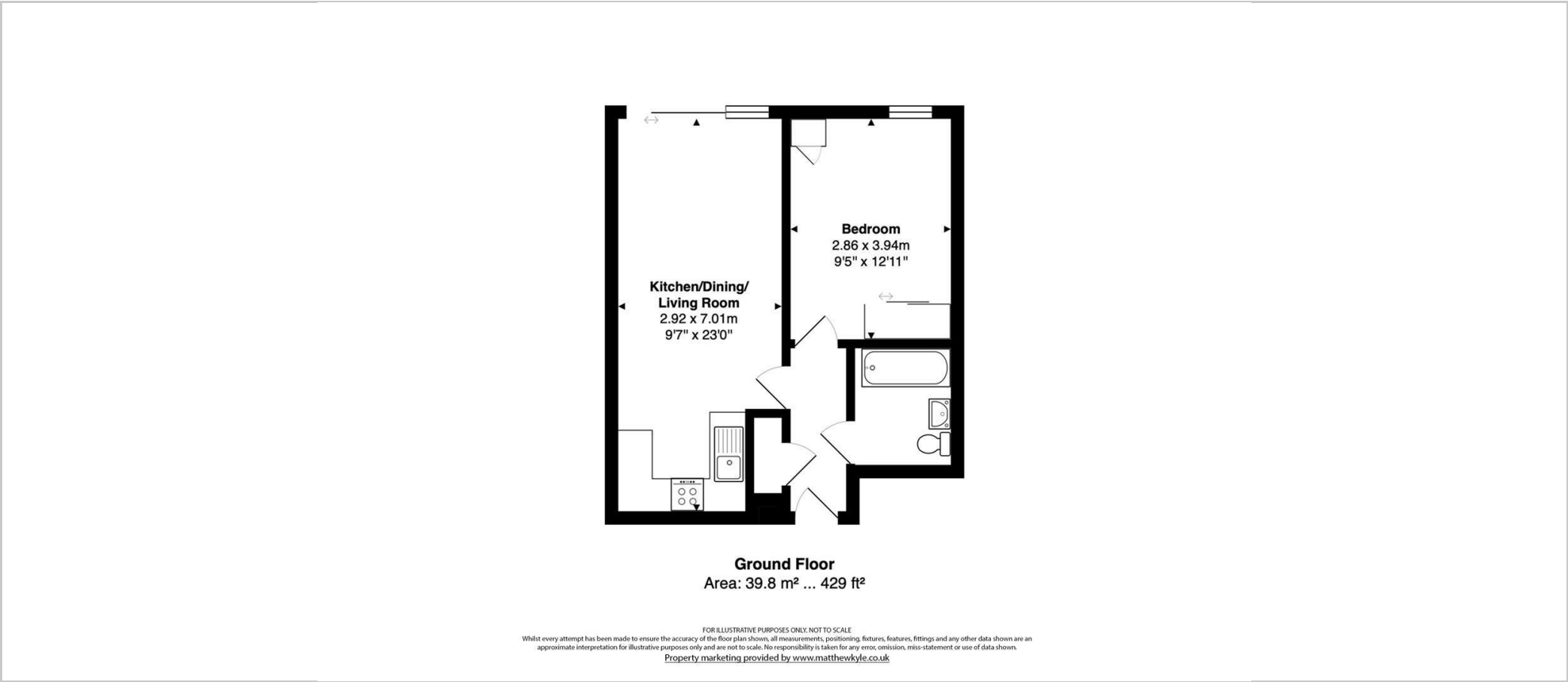
Tenure

Leasehold - 114 years remaining

Service Charge - £1,100 per annum



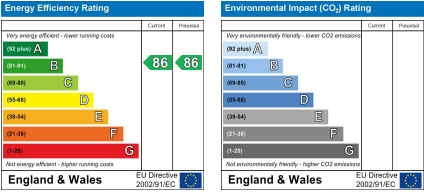
Floor Plan



Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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