

shepherds

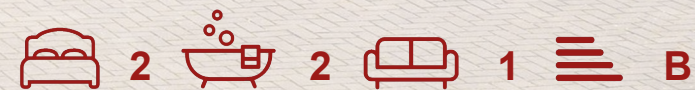
A better home
moving experience



106 Smeaton Court

Hertford, SG13 7AU

Price Guide £330,000



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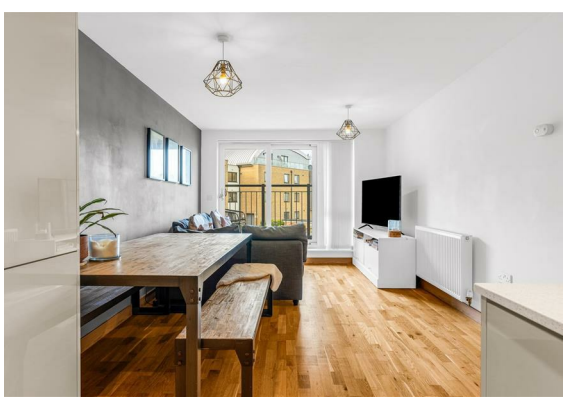
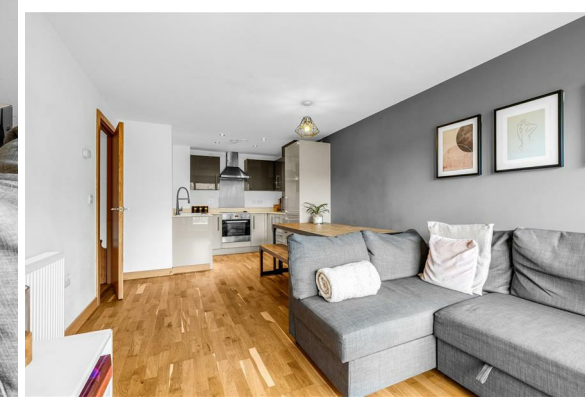
CHAIN FREE – A beautifully presented and immaculate two double bedroom, two bathroom apartment set on the first floor of this highly sought after riverside development, enjoying a corner position with views over the communal gardens and River Lea.

The apartment is in turnkey condition and ready to move straight into, with a really well thought out layout centred around an open plan living, dining and kitchen space with integrated appliances. This leads directly out onto a private south-west facing balcony.

Both bedrooms are genuine doubles, with the main bedroom benefitting from an en-suite shower room, alongside a modern family bathroom. Every room enjoys plenty of natural light along with the attractive riverside outlook.

Further benefits include secure underground allocated parking, lift access, gas central heating, a long lease and bike storage within the development.

Smeaton Court is perfectly positioned within a short walk of Hertford East station, the town centre and Hartham Common, making it an ideal purchase for both owner occupiers and investors alike.

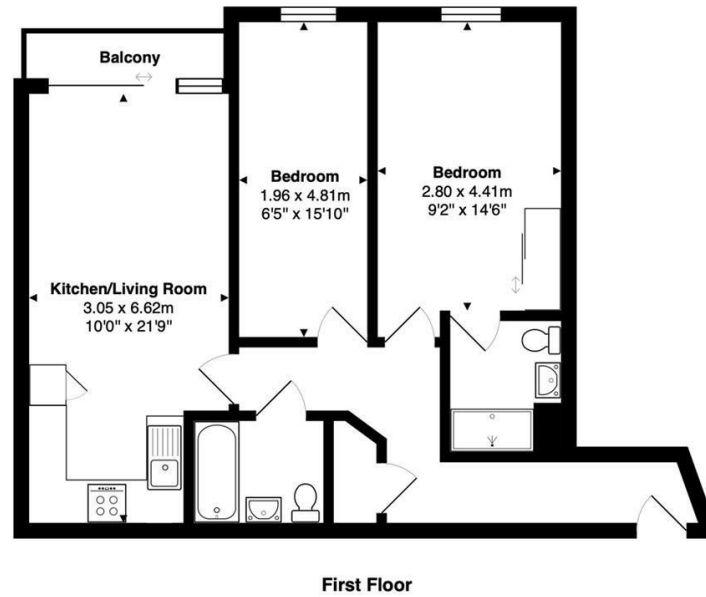




- Chain free
- Two bathrooms (en-suite to main bedroom)
- Immaculate condition throughout
- Turnkey – ready to move straight into
- First floor corner apartment
- Private south-west facing balcony
- Views over communal gardens & River Lea
- Secure underground allocated parking & lift access
- Short walk to Hertford East station, town centre & Hartham Common



Floor Plan



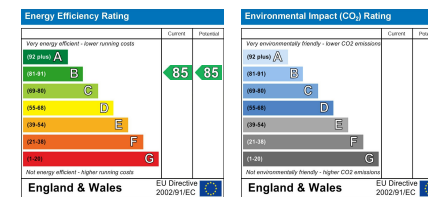
Total Area: 60.6 m² ... 652 ft² (excluding balcony)

FOR ILLUSTRATIVE PURPOSES ONLY; NOT TO SCALE.
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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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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Riverside House, 6 Millbridge, Hertford, SG14 1PY
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk