

Smeaton Court, SG13 7AU
Hertford

kings GROUP



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Two Bedroom Apartment | River Views | Private Balcony | Open Plan Living

A fantastic opportunity to purchase this well-presented two-bedroom apartment, offering spacious open-plan living, two good-sized bedrooms and a private balcony enjoying views over the River Lea.

Upon entering the property, you are welcomed by an entrance hall, providing access to the main accommodation and useful additional storage.

The heart of the home is the impressive open-plan kitchen/diner/living room, creating a sociable and versatile space ideal for both everyday living and entertaining. The kitchen is fitted with a range of units and work surfaces, with ample space for dining and a comfortable living area.

The property offers two well-proportioned bedrooms, both providing excellent flexibility for a range of buyers. The main bedroom further benefits from access to a private balcony, where you can sit back, relax and enjoy the attractive outlook over the River Lea.

Completing the accommodation is a family bathroom fitted with a bath, wash basin and WC, along with several useful storage cupboards throughout the apartment.

Further benefits include the private balcony with river views, generous open-plan living accommodation and excellent storage space.

An ideal purchase for first-time buyers, professionals or investors alike, this apartment offers comfortable and practical living in a well-arranged layout, with the added attraction of views across the River Lea.

£270,000









- ALLOCATED GATED PARKING
- TWO SPACIOUS BEDROOMS
- WALKING DISTANCE TO TOWN
- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER DEVELOPMENT
- BALCONY OVERLOOKING THE RIVER
- WALKING DISTANCE TO HERTFORD EAST TRAIN STATION
- VISITOR PARKING
- LIFT ACCESS
- LEASEHOLD

Location

Smeaton Court is very well-placed for someone who values town-centre living with strong transport links, a walkable location and access to amenities, yet still within a building that feels like it's set apart for residential comfort. Its position on Marshgate Drive offers ease of access without being in the very heart of the busiest retail zone, making it a strong choice for convenience and lifestyle. You'll find a variety of shops, cafés, and services within walking distance—being so close to the town centre means everyday conveniences are readily available. For recreation, heritage and local character feature strongly: Hertford offers historic architecture, riverside spots, and green spaces, all within a short walk

Travel links

Train access is very good: the nearest station being Hertford East Station. Road links are also favourable: Hertford sits off the A414 connecting the A1 and A10 corridors. Bus services and local stops are easily reachable from the address, making both local errands and wider travel convenient.

Local Schools

Families are well catered for, with a selection of schools nearby, including Wheatcroft Primary School, Abel Smith School, Simon Ball All-Through School and Richard Hale School.

Additional Information

Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: High, Surface Water: Low
Lease - Approx 115 Years Remaining
Service Charge - £1583 pa (Approx)
Ground Rent - £350 pa (Approx)














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Emirates















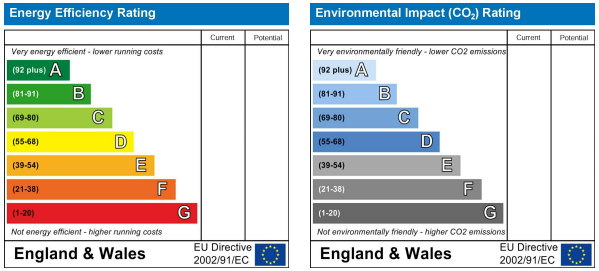


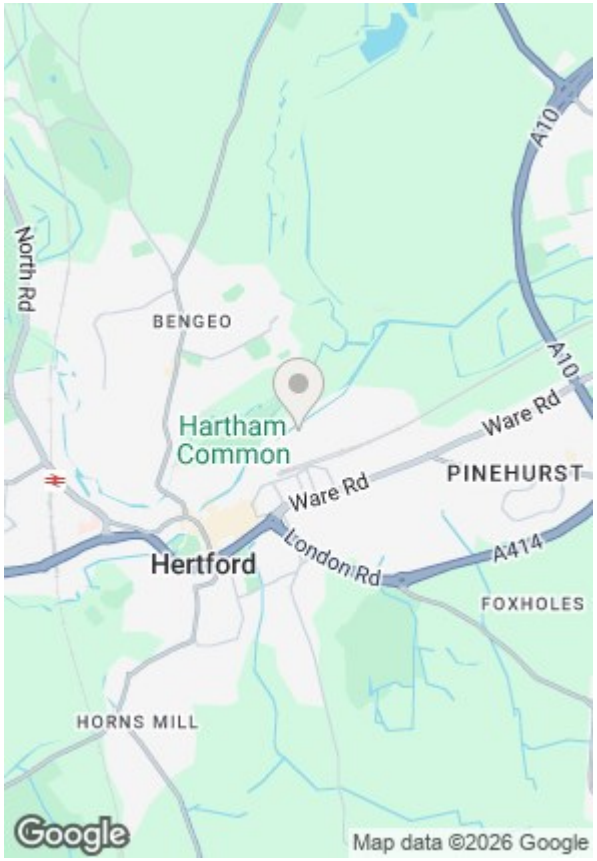







No Smoking
Caution
In the event of fire
Do not use this lift





First Floor

Approx. 55.5 sq. metres (597.8 sq. feet)
(excluding Balcony)



Total area: approx. 55.5 sq. metres (597.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Smeaton Court

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