



LEASEHOLD



Apartment

122 SMEATON COURT, HERTFORD, SG13 7AU

Guide Price

£260,000

FEATURES

- Chain Free
- Gas Central Heating
- Secure Underground Allocated Parking
- Exceptional One Bedroom First Floor Apartment
- Lift Access
- Overlooking Well-Maintained Communal Gardens



Smeaton Court Hertford SG13 7AU

The accommodation comprises an open-plan lounge/kitchen/diner with integrated appliances, a welcoming entrance hall with storage, a modern three-piece bathroom suite and a generous double bedroom complete with built-in wardrobes.

Further benefits include lift access, secure underground allocated parking and a long lease with many years remaining. Ideally located along the River Lea, Smeaton Court offers quick and convenient access to Hertford East mainline station and Hertford town centre.

This property is chain free and ready to go.

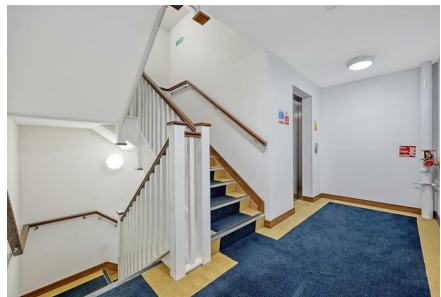
This superb apartment is expected to attract strong interest – early viewing is highly recommended to avoid disappointment.



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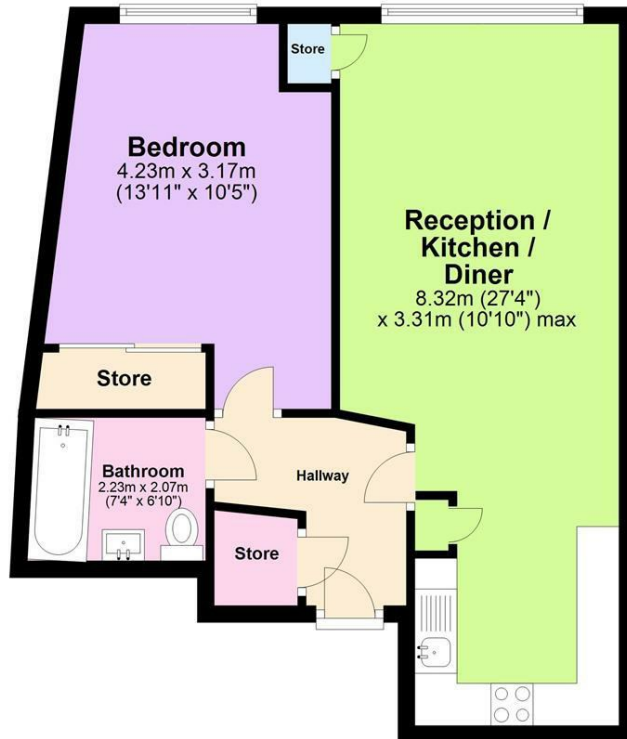
<https://www.mountandco.co.uk/>

Council Tax Band

C

Second Floor

Approx. 48.8 sq. metres (525.3 sq. feet)



Total area: approx. 48.8 sq. metres (525.3 sq. feet)
Smeaton Court

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.