



4, Smeaton Court, Hertford
SG13 7AL

Price Guide £345,000



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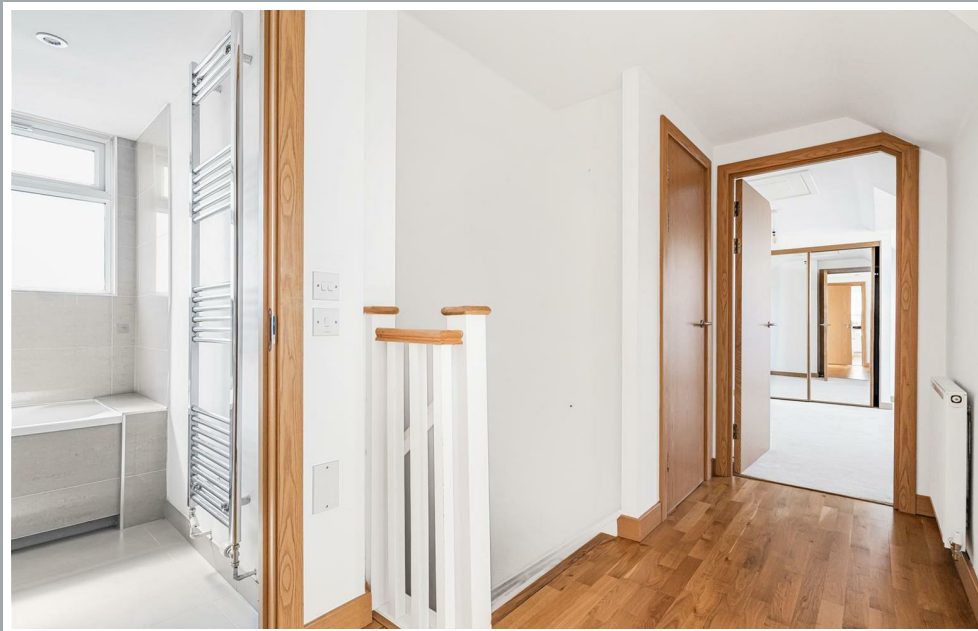
4 Smeaton Court, Hertford, Herts, SG13 7AL

A beautifully appointed and larger than average two double bedroom second floor apartment, offering stylish and spacious accommodation arranged over a distinctive split-level design. The property features an entrance hallway with stairs leading to the upper floor, where you will find an impressive 18ft x 17ft open plan living space, incorporating a contemporary fitted kitchen with a range of integrated appliances. There are two well proportioned double bedrooms and a luxury fitted bathroom suite. Further benefits include an allocated underground parking space. The apartment is ideally situated within a short distance of Hertford East mainline railway station and Hertford Town Centre, with its excellent range of shops, restaurants, bars and leisure facilities.

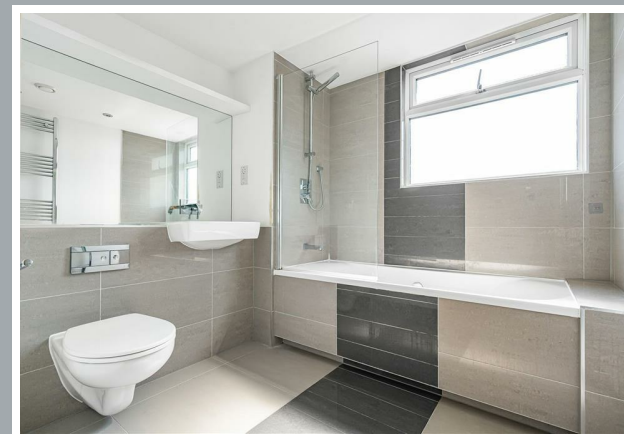
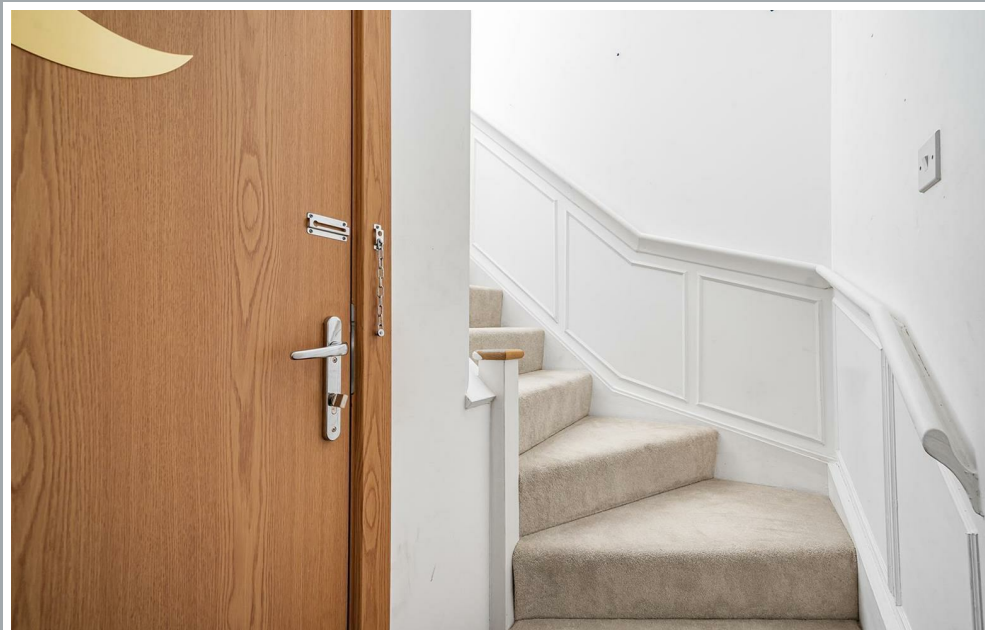
Located with this highly regarded modern development the property is only a 'stone's throw' from the River Lea and Hartham Common beyond. Hertford town centre which offers an excellent choice of bars, restaurants and coffee shops is less than 0.5 miles away, along with Hertford East train station with fast and regular services to London's Liverpool Street.



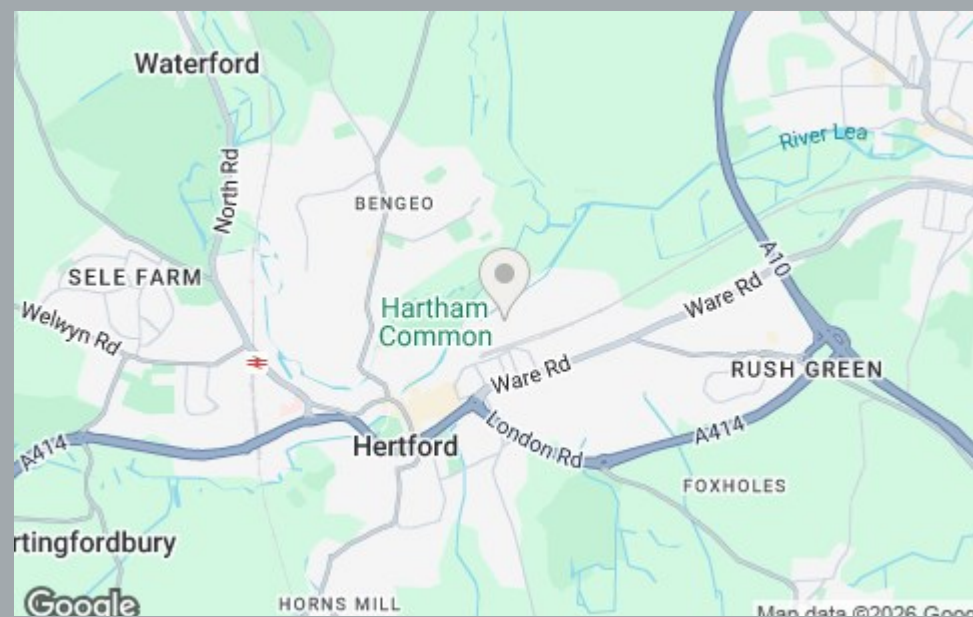
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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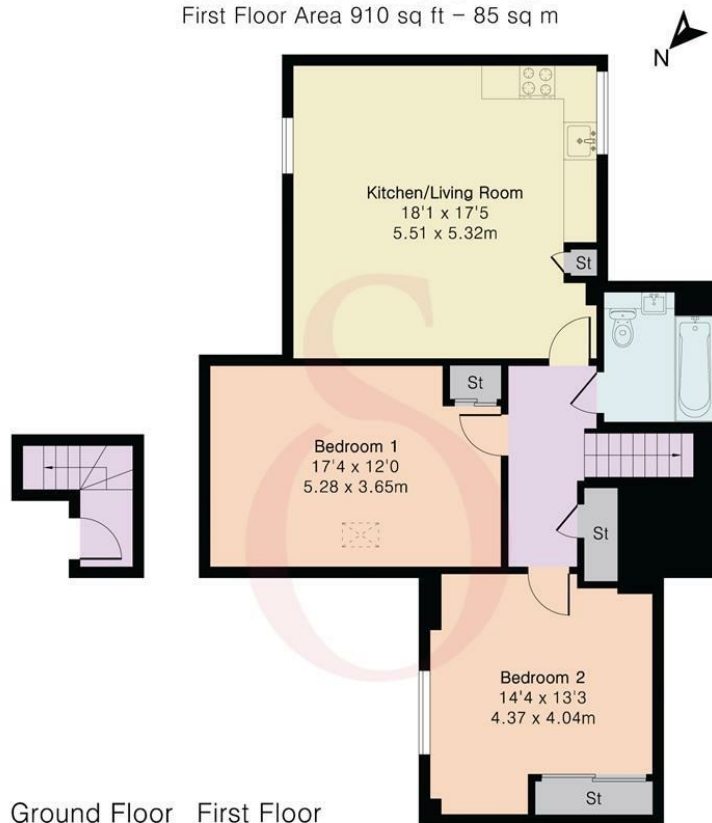


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Approximate Gross Internal Area 942 sq ft - 88 sq m

Ground Floor Area 32 sq ft - 3 sq m

First Floor Area 910 sq ft - 85 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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