



LEASEHOLD

Apartment

SMEATON COURT, HERTFORD, HERTFORDSHIRE, SG13

Offers In Excess Of
£300,000

FEATURES

- Chain Free
- Overlooking Communal Garden & River Lea
- Close To Town, Train Stations & Hartham Park
- Two Bedroom Second Floor Apartment
- Private West Facing Balcony
- Lift Access
- Gas Central Heating
- Luxury Family Bathroom



Smeaton Court Hertford SG13 7AU

This stylish home is flooded with natural light and features a spacious open-plan living area with a modern fitted kitchen complete with integrated appliances, perfectly designed for both relaxing and entertaining. The living space opens directly onto the balcony, creating the ideal spot to unwind and take in the picturesque surroundings.

The accommodation further comprises two well-proportioned bedrooms and a luxury family bathroom, finished to a high standard.

Additional benefits include secure underground allocated parking, lift access, gas central heating and a long lease with approximately 114 years remaining, offering peace of mind for years to come.

Ideally positioned within the sought-after Smeaton Court development, the property is just a short walk from Hertford East mainline station, providing direct links into London Liverpool Street, as well as Hertford's vibrant town centre with its array of shops, restaurants, bars and amenities.

Properties with views like this rarely come to market, early viewing is highly recommended to avoid disappointment.



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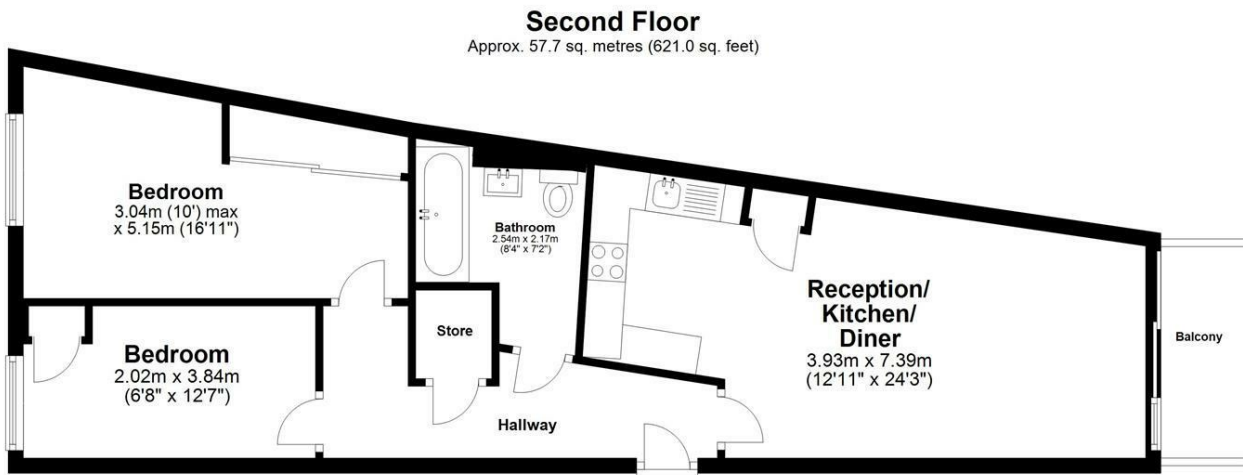
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Council Tax Band

D



Total area: approx. 57.7 sq. metres (621.0 sq. feet)
Smeaton Court

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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.