shepherds
A better home
moving experience



75 Smeaton Court

Hertford, SG13 7AN

Guide Price £329,995

2 | 1 | 1 | B

75 Smeaton Court

Hertford, SG13 7AN

Positioned on the second floor with an uninterrupted outlook directly over the River Lea, this immaculate two bedroom apartment offers a bright and beautifully finished living space in a highly desirable and convenient Hertford location.

The position of the apartment is one of its defining features. Its elevated second floor setting provides an excellent sense of privacy, with all rooms enjoying an open riverside aspect and an abundance of natural light throughout the day.

At the heart of the apartment is a spacious open plan kitchen, living and dining room, beautifully finished and designed to make the most of the outlook. Doors lead directly onto an impressive full-width balcony running the length of the apartment, providing generous private outside space from which to sit, entertain and enjoy the uninterrupted views across the River Lea.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes, alongside a beautifully finished family bathroom.

Further benefits include an allocated parking space within the secure gated underground car park, gas central heating and a long lease.

Smeaton Court is particularly well positioned, just a stone's throw from Hertford East station and Hertford town centre, with its excellent selection of shops, restaurants, cafés and bars. The River Lea, The Meads and Hartham Common also provide extensive green space and attractive riverside walks within a short distance.

Combining an elevated second floor position, uninterrupted river views, a full-width private balcony and an immaculate interior, the apartment offers a rare combination of space, privacy and tranquillity despite being right in the heart of Hertford.

Offered for sale with no onward chain, this is an exceptional opportunity to acquire a beautifully presented riverside apartment in one of the development's most appealing positions.



















- Elevated Second Floor Riverside Apartment
- Excellent Privacy & Natural Light
- Uninterrupted Direct Views Over The River Lea
- Approx. 30ft Full-Width Private Balcony
- Two Well-Proportioned Bedrooms
- Immaculately Presented Throughout
- Secure Gated Underground Allocated Parking
- Stone's Throw From Hertford East & Town Centre
- Short Walk To The Meads & Hartham Common
- Long Lease & Chain Free

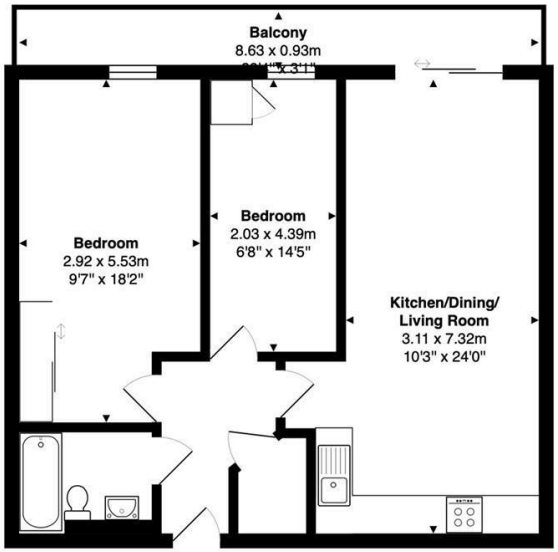
Tenure - Leasehold - 114 years remaining
Service Charge - £1584 per annum
Ground Rent - £350 per annum







Floor Plan



Second Floor

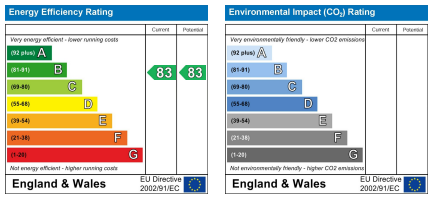
Total Area: 61.4 m² ... 661 ft² (excluding balcony)

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.
Property marketing provided by www.matthewkyle.co.uk

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



Tenure

Leasehold

Council Tax Band:

D

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

28 Castle Street, Hertford, SG14 1HH
Tel: 01992 551955 Email: enquiries@shepherdsofhertford.co.uk