

Smeaton Court, Hertford , SG13 7AU

william h brown

Welcome to Smeaton Court, Hertford

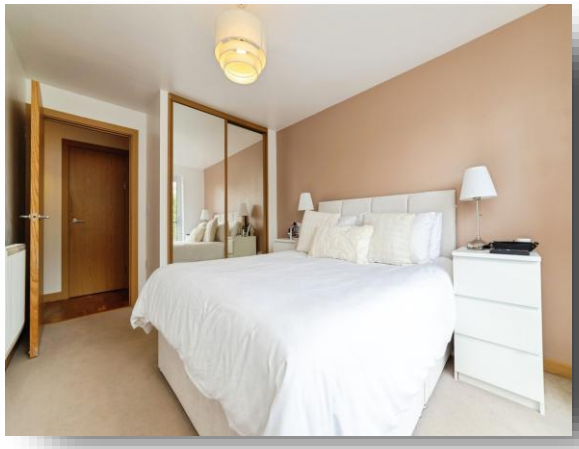
Bright, spacious and immaculately presented throughout, this impressive apartment offers modern living in a highly desirable riverside setting. The property features a superb open-plan living, kitchen and dining room, creating an ideal space for both relaxing and entertaining. The contemporary fitted kitchen benefits from a range of integrated appliances, while a large window floods the room with natural light and provides attractive views overlooking the River Lea.There are two well-proportioned double bedrooms, with the principal bedroom enjoying fitted wardrobes and direct access onto an exceptional private and secluded full-width balcony. Offering wonderful views across the River Lea, this impressive outside space provides the perfect setting for enjoying a morning coffee, relaxing after a long day or entertaining during the warmer months. A stylish and well-appointed family bathroom completes the accommodation, alongside a welcoming entrance hall and useful storage.



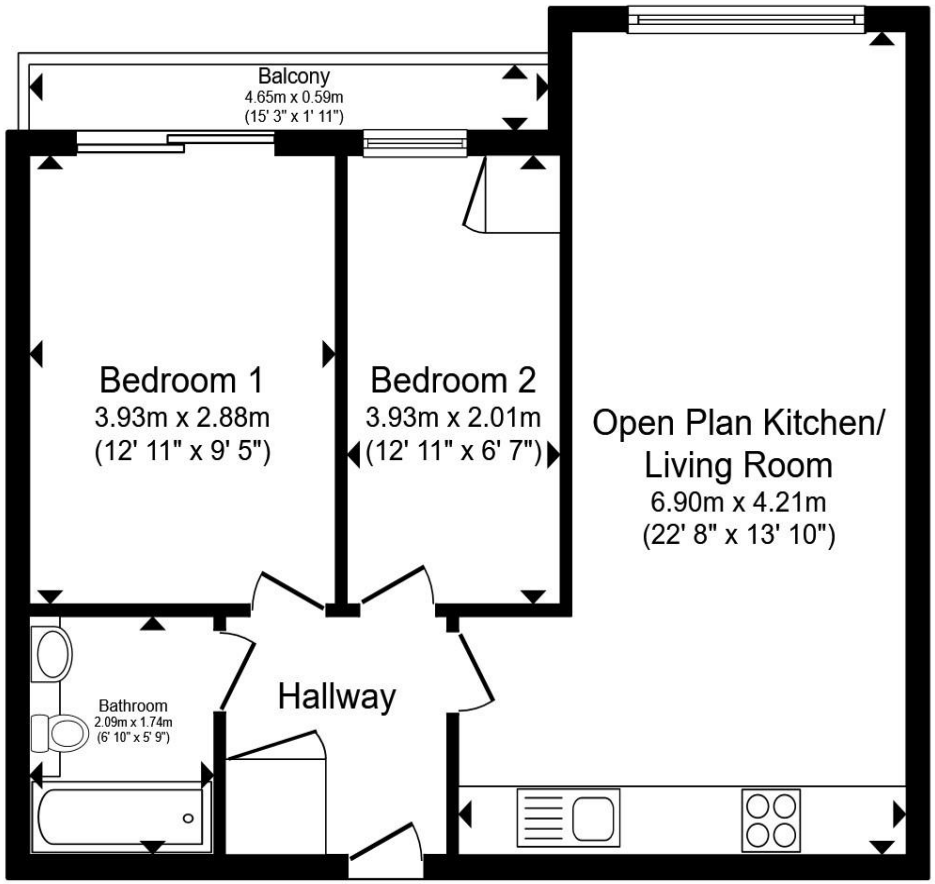












First Floor

Total floor area 53.8 m² (579 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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-Accommodation Overview-

Communal Entrance

Entrance Hall

Open Plan Living / Kitchen

Bedroom One

Bedroom Two

Bathroom

-Exterior-

Parking

Agent Note:

We ask that you search the local planning authority for applications relevant to the area. Please speak with your conveyancer.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to Smeaton Court, Hertford

- Two DOUBLE Bedroom First-Floor Apartment With River Views
- Lift Access & Underground Parking Space
- Communal Gardens
- Open Plan Living / Kitchen Space
- Within Easy Walking Distance Of Hertford East Railway Station, Hertford Town & Hartham Common

Tenure: Leasehold EPC Rating: B
Council Tax Band: B
Service Charge: £1583.38 Yearly – Review date: TBC
Ground Rent: £350 Yearly – Review date: TBC
Building Insurance: £614.47p Yearly – Review date: tbc

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFD108519

The Property Ombudsman

Property Ref:
HFD108519 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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