



63, Smeaton Court, Hertford
SG13 7AN
Asking Price £340,000



stevenoates.com



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Steven Oates are delighted to offer this exceptional ground floor apartment, occupying arguably one of the finest positions within the sought-after Smeaton Court development. Beautifully positioned with a stunning dual-aspect lounge, the property enjoys picturesque views across the River Lea as well as the attractive communal gardens. The accommodation comprises two generous double bedrooms, with the principal bedroom benefitting from a modern en-suite shower room, while a separate family bathroom serves the second bedroom and guests. The layout is well balanced and ideal for both downsizers and professional buyers alike. Further benefits include well-maintained and secure communal areas, lift access to all floors, and secure underground parking, providing both convenience and peace of mind.

Smeaton Court is situated near to Hertford East Train Station which offers a regular service to both London's Tottenham Hale & Liverpool Street stations, the property is also near to Hertford North Station which is only (1.2m) away on foot serving regular trains to Moorgate. This development is only a short stroll away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts. Also close by is a superstore and a useful industrial park.



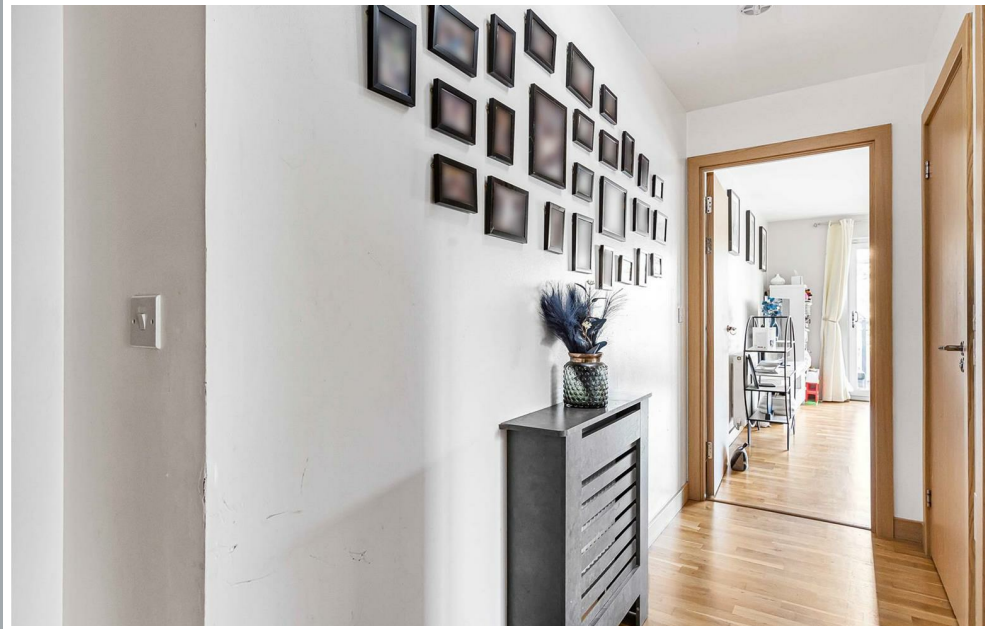
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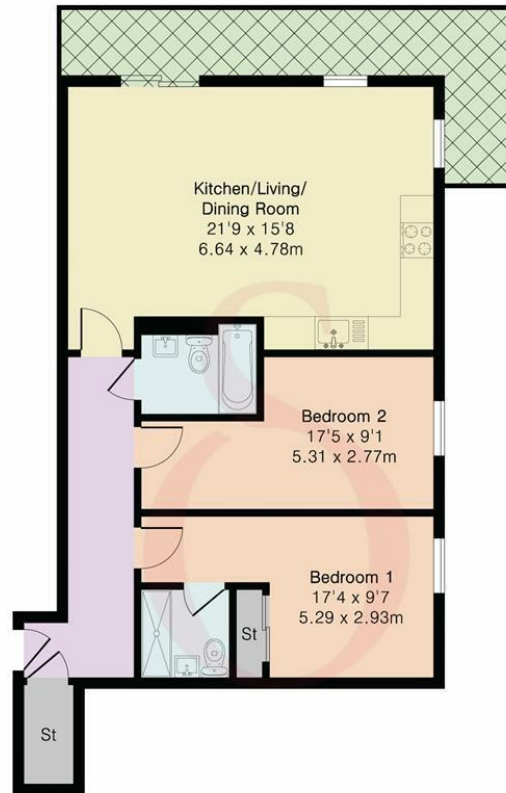


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Approximate Gross Internal Area 795 sq ft - 74 sq m



Ground Floor



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.



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