

shepherds  
A better home  
moving experience



9 Smeaton Court

Hertford, SG13 7AL

Guide Price £215,000



PRIVATE  
NO PARKING  
NO DELIVERY VANS

9 Smeaton Court  
FLATS  
6-99

NO PARKING  
ACCESS  
REQUIRED  
GATE IN CONSTANT USE

## 9 Smeaton Court

Hertford, SG13 7AL

**CHAIN FREE** - A well presented one bedroom ground floor apartment, ideally positioned within this highly sought after riverside development, just a short walk from Hertford town centre, Hertford East station and the open green spaces of Hartham Common.

The property is finished to a modern standard throughout and offers well balanced accommodation, centred around a bright living space with direct access to a small private outside area - a real benefit for a one bedroom apartment.

The kitchen is well appointed, while the bedroom is a comfortable double, complemented by a modern bathroom.

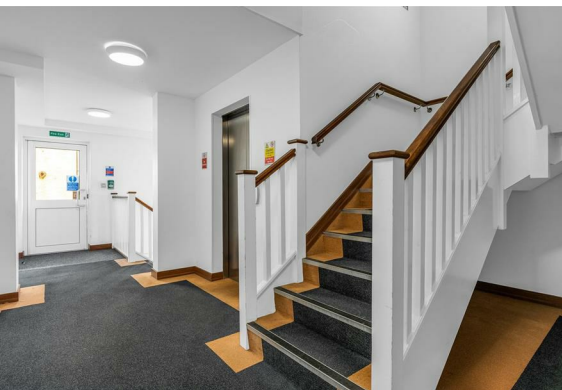
Smeaton Court enjoys beautifully maintained communal gardens which sit directly alongside the River Lea, offering a unique setting rarely found so close to the town centre.

This is an ideal purchase for first time buyers, downsizers or investors, combining a peaceful riverside setting with excellent convenience for transport links and local amenities.

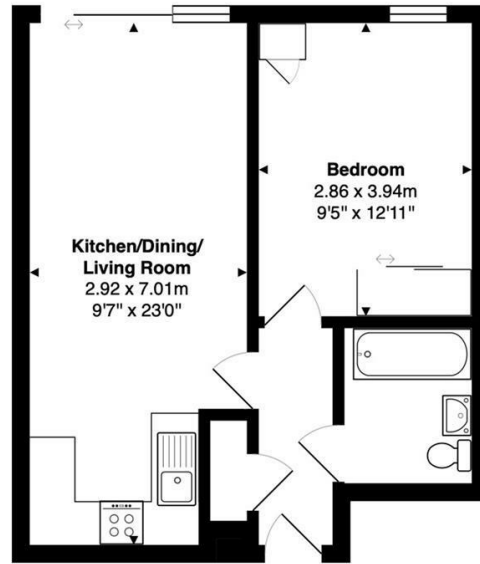




- Well presented one bedroom ground floor apartment - CHAIN FREE
- Highly sought after riverside development
- Direct access to a small private outside space
- Modern finish throughout
- Bright and well proportioned living space
- Double bedroom and modern bathroom
- Communal gardens backing onto the River Lea
- Walking distance to Hertford town centre, Hertford East station and Hartham Common



## Floor Plan



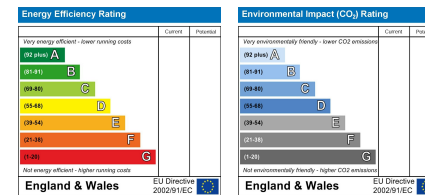
**Ground Floor**  
Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>

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](http://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



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