

shepherds
A better home
moving experience

22 Smeaton Court

Hertford, SG13 7AL

Price Guide £310,000

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A beautifully presented two-bedroom apartment situated on the third floor, ideally located just a short walk from Hertford East station and the vibrant town centre.

The building benefits from lift access and a secure underground parking space, adding both convenience and practicality.

This modern home offers a bright and spacious open-plan kitchen, dining and living area, finished to a high standard with contemporary fittings and stylish décor, and opening onto a private balcony with attractive views over well-maintained communal gardens.

The property features two well-proportioned bedrooms, including a generous principal bedroom, along with a sleek, modern bathroom. Large windows throughout allow for an abundance of natural light, creating a welcoming and airy feel.

Perfect for commuters and those looking to enjoy Hertford's excellent range of shops, restaurants and green spaces, this superb apartment combines convenience with comfortable, modern living.



















- Third floor two-bedroom apartment
- Lift access within the building
- Secure underground parking space
- Short walk to Hertford East station
- Close to Hertford town centre and amenities
- Spacious open-plan kitchen, dining and living area
- Private balcony overlooking communal gardens
- Modern bathroom and well-proportioned bedrooms

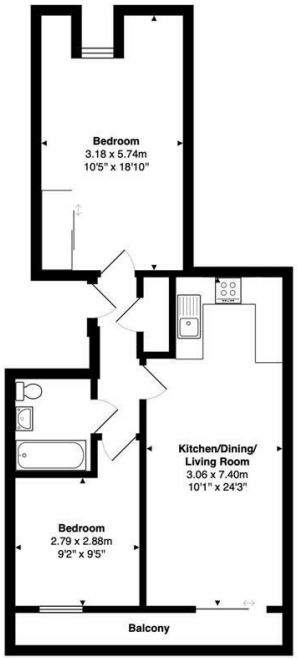
Tenure - Leasehold - 113 years remaining
Service Charge - £1582 per annum
Ground Rent - £350 per annum







Floor Plan



Third Floor

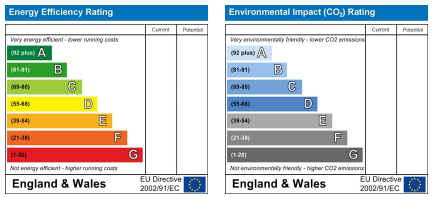
Total Area: 63.0 m² ... 678 ft²

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.
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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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