



65 Smeaton Court | Hertford | SG13 7AN

£1,600 pcm

A fabulous two double bed roomed, two bathroomed new build flat, one of the larger types. Convenient to town centre and the rail station. Dual aspect front to rear with balcony enjoying riverside outlook. Covered parking bay and secure entry. Unfurnished with kitchen appliances included. <https://www.madesnappy.co.uk/tour/1g9b4g12e71> Unfurnished. EPC rating-B, Council Tax band-D Deposit equal to one month rent

- Two double bed roomed
- Two bathroomed
- Convenient to town centre and the rail station.
- front to rear with balcony enjoying riverside outlook
- Covered parking bay



Property Description

ENTRANCE HALL

KITCHEN/LOUNGE

24' 9" x 10' 8" (7.54m x 3.25m)

BALCONY

3' 1" x 10' 3" (0.94m x 3.12m)

BEDROOM

15' 3" x 9' 5" (4.65m x 2.87m)

ENSUITE

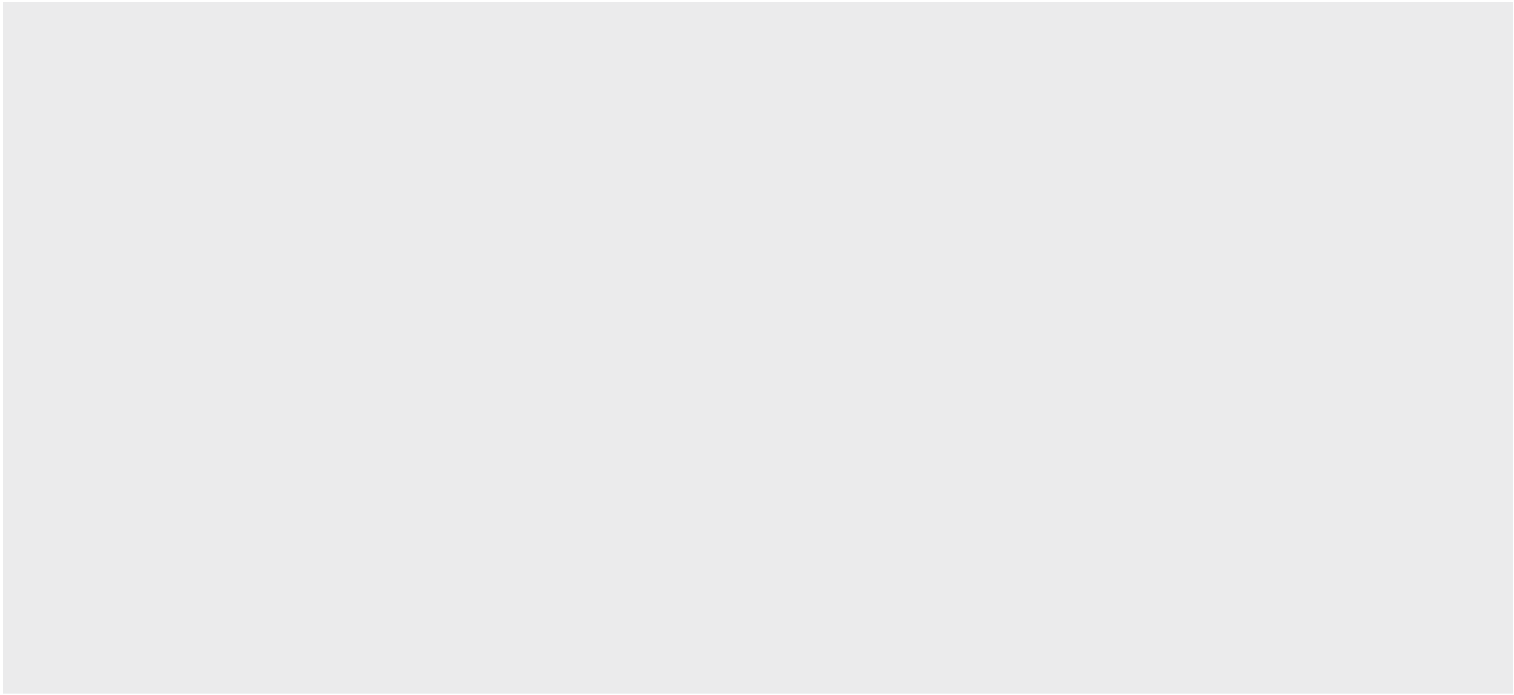
7' 1" x 5' 6" (2.16m x 1.68m)

BEDROOM

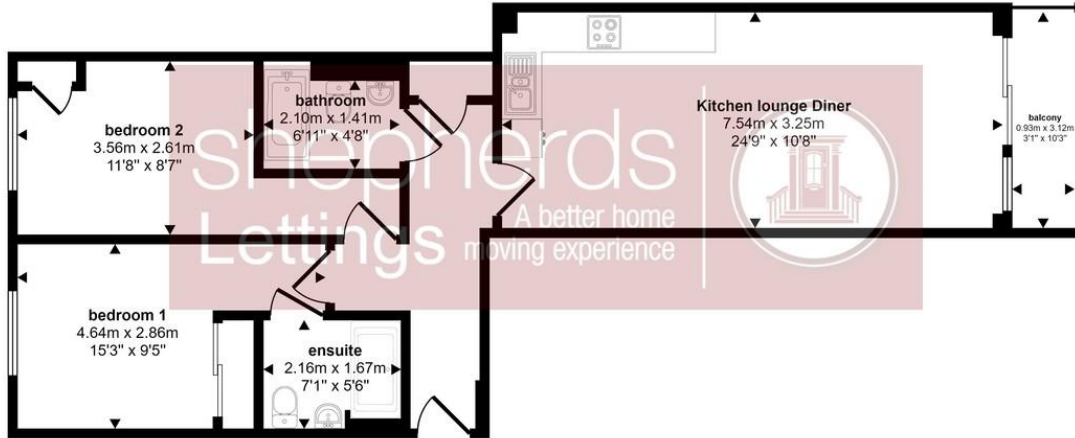
11' 8" x 8' 7" (3.56m x 2.62m)

BATHROOM

6' 11" x 4' 8" (2.11m x 1.42m)



Approx Gross Internal Area
65 sq m / 698 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements