

LEASEHOLD



Apartment

106 SMEATON COURT, HERTFORD, SG13 7AU

Guide Price

£330,000

FEATURES

- Chain Free
- Corner Unit
- Private Balcony With River Lea View
- Lift Access
- Two Double Bedroom First Floor Apartment
- South-West Facing Aspect From All Rooms
- Gas Central Heating
- Secure Underground Allocated Parking



Smeaton Court Hertford SG13 7AU

Enjoying a desirable corner position, the property offers uninterrupted views of the communal gardens and River Lea from every room, along with a south-west facing balcony - perfect for sunny afternoons and sunset views.

The interior is well laid out, featuring an open plan living, dining and kitchen space with integrated appliances, two generously sized double bedrooms (rare for this development), a luxury family bathroom, and an ensuite shower room to the main bedroom. Every room benefits from the apartment's bright aspect and riverside outlook.

The property also includes gas central heating, secure underground allocated parking, lift access, and a long lease.

Perfectly positioned, it's within walking distance of Hertford East train station, the town centre and the open green space of Hartham Common.

A stylish, well-located home offering space, light and river views - contact Mount & Co to arrange a viewing.



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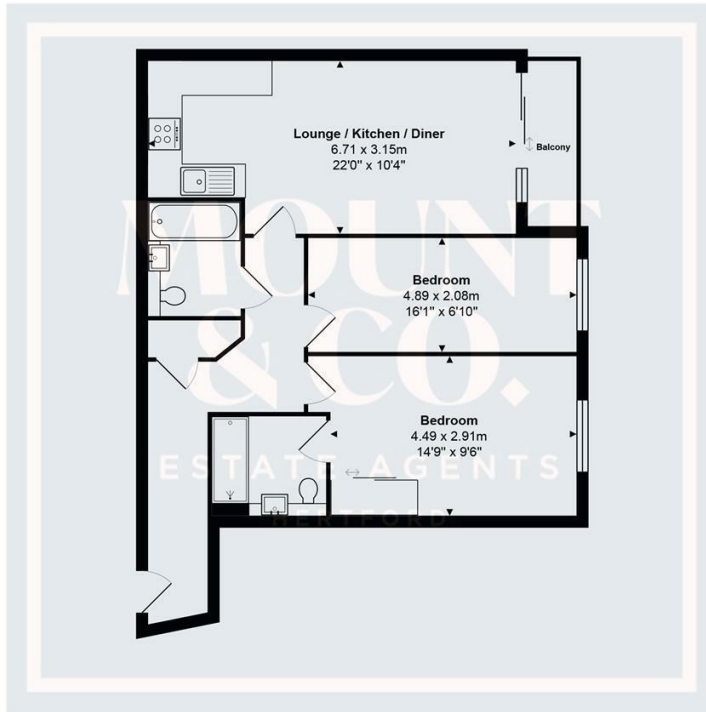
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Council Tax Band

D



Total Area: approx. 63.2 m² ... 681 ft² (excluding balcony)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fotomarketing.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.