

LEASEHOLD



Apartment

# 125 SMEATON COURT, HERTFORD, SG13 7AU

Guide Price

## £265,000

### FEATURES

- West Facing Aspect
- Walking Distance To Hertford East BR & Town Centre
- Secure Underground Allocated Parking
- Gas Central Heating
- One Double Bedroom Second Floor Apartment
- Stunning Views Over The Communal Gardens & River Lea
- Lift Access
- Large Floor To Ceiling Windows



# Smeaton Court Hertford SG13 7AU

Set within this modern and highly sought-after development, the property is perfectly positioned with impressive floor-to-ceiling windows that flood the apartment with natural light while showcasing the picturesque surroundings.

The accommodation comprises a spacious open-plan lounge/kitchen/diner with a modern fitted kitchen and integrated appliances, a welcoming entrance hall with useful storage, a stylish three-piece bathroom suite, and a generous double bedroom with fitted wardrobes.

Further benefits include secure underground allocated parking, lift access, gas central heating, and a long lease. Smeaton Court is ideally located along the River Lea, offering convenient access to Hertford East mainline station and Hertford town centre.

This superb apartment is expected to generate strong interest. Early viewing is highly recommended.



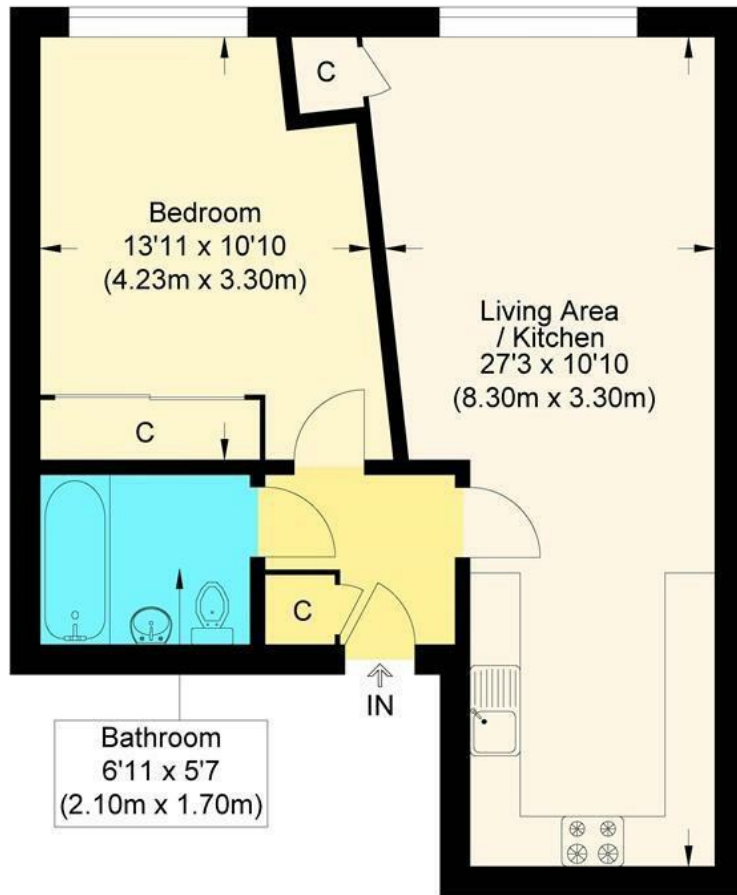
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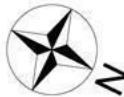
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**Second Floor**



**Smeaton Court**

Approximate Gross Internal Floor Area : 46.50 sq m / 500.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Call us on

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<https://www.mountandco.co.uk/>

Council Tax Band

**C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) <b>A</b>			
(01-01) <b>B</b>		85	85
(09-10) <b>C</b>			
(05-08) <b>D</b>			
(09-14) <b>E</b>			
(11-15) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.