



LEASEHOLD



Apartment

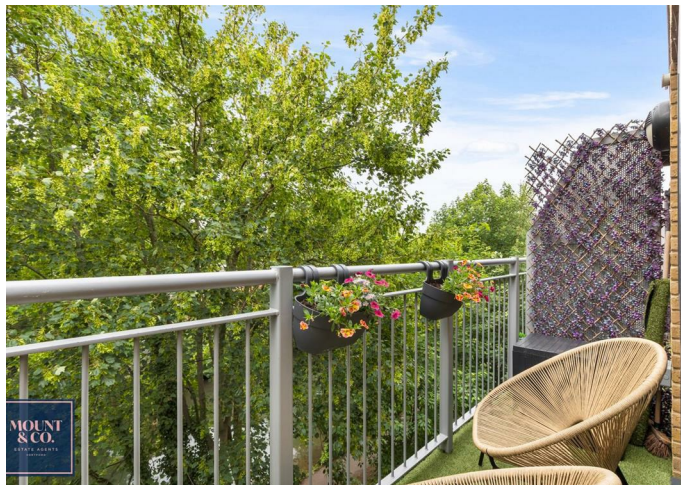
# SMEATON COURT, HERTFORD, HERTFORDSHIRE, SG13

Guide Price

# £325,000

## FEATURES

- Beautifully-Presented 2 Bedroom Second Floor Apartment
- Private Balcony With Direct River View
- Dual-Aspect Corner Unit
- Lift Access
- Close To Hertford East Station, Town Centre & Hartham Park
- Long Lease



# Smeaton Court Hertford SG13 7AN

Wrapped around the favourite corner of Smeaton Court, is this dual aspect and LARGER than average two bedroom apartment. Situated on the 2nd floor, with a lift to serve those that don't quite fancy the stairs, there is also an underground car park.

Inside the recently decorated apartment you are welcomed into a bright and airy hallway, leading onto all rooms; the open plan lounge/kitchen is one of the largest we have seen, with enough space to comfortably host a dining table as to make this room a pleasure to relax and cook in. The kitchen is curled around the far corner, fitted to a high standard with all the mod cons you'd expect for a home like this. Floor to ceiling sliding doors, abut a large window covering almost all of the far wall, leading out to the well tended balcony with views directly onto the River. There are two bedrooms, one with the added benefit of built in wardrobes.

The main bathroom offers a modern fitted suite and tiled throughout. It is completely ready for its new owners to move straight into, the décor is just beautiful with a neutral tone throughout.

Ideal for those that want a peaceful location, by the river, to enjoy home life but being just a short walk from Hertford's Town Centre and Hertford East's main line train station serving London Liverpool Street.

## ACCOMMODATION:

### ENTRANCE HALL

### OPEN PLAN LIVING/KITCHEN/DINING

23'2" x 13'3"

### PRIVATE BALCONY

11'10" x 3'1"

### BEDROOM 1

13'3" x 9'3"

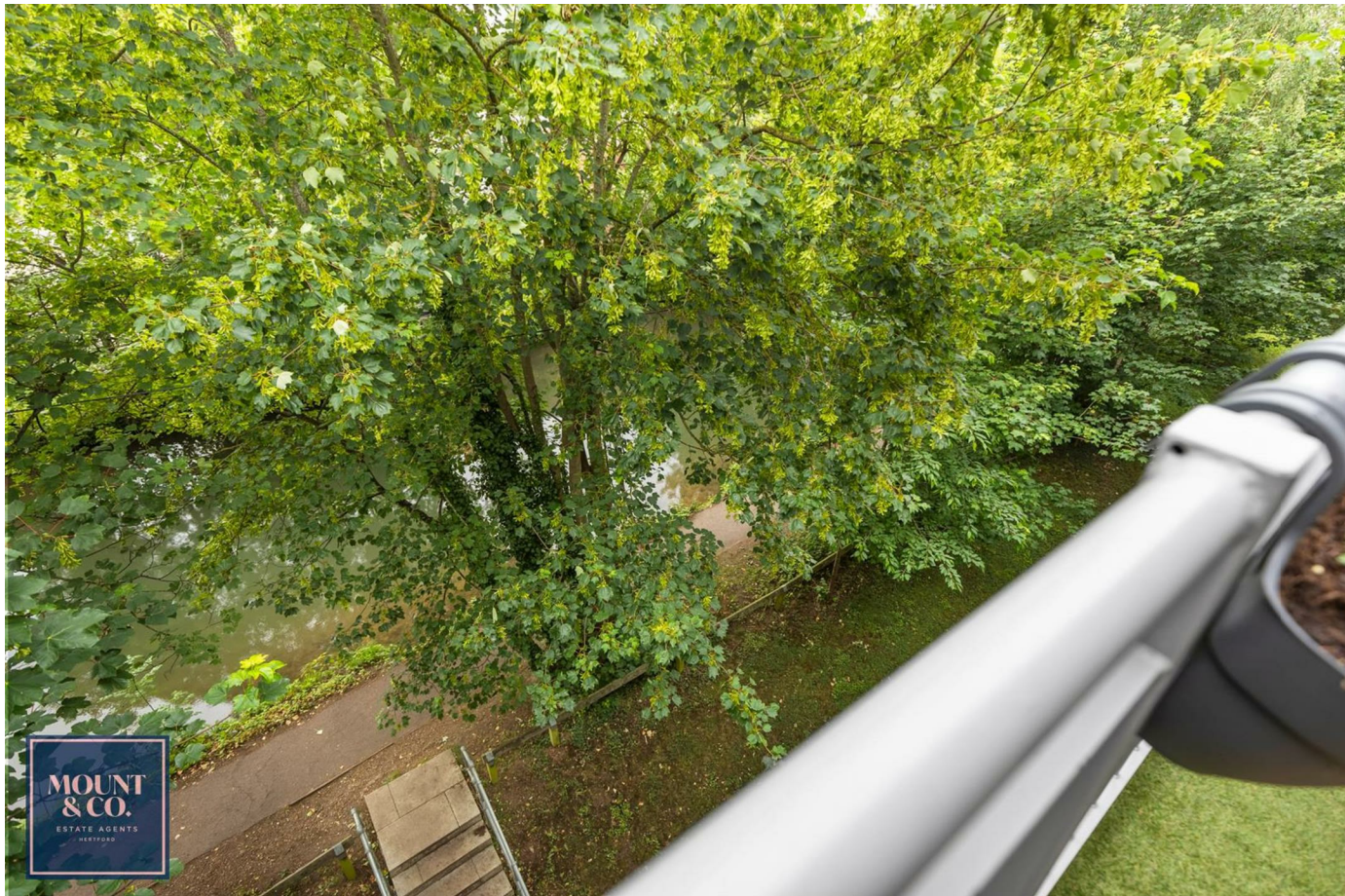
### BEDROOM 2

9'2" x 8'7"

### LUXURY FAMILY BATHROOM

6'11" x 6'5"

### SECURE UNDERGROUND ALLOCATED PARKING



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# Smeaton Court, Hertford

Approximate Gross Internal Area  
609 sq ft - 57 sq m

Call us on

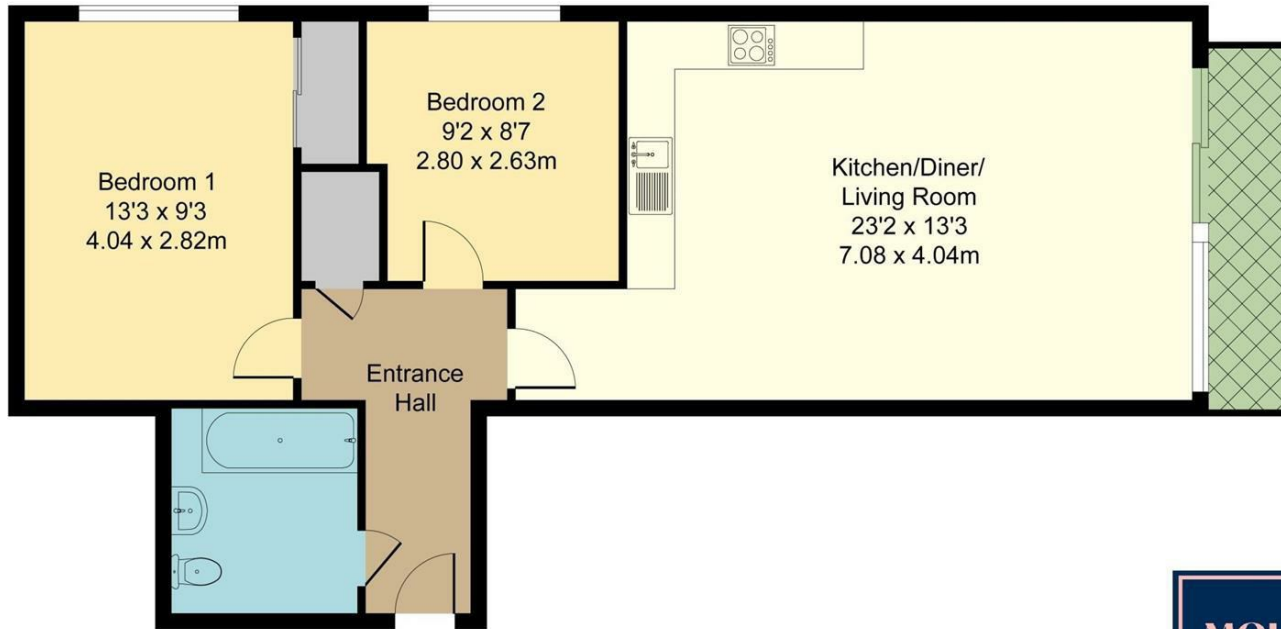
01992 937 011

hello@mountandco.co.uk

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

Council Tax Band

D



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <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.