

LEASEHOLD



Apartment

135 SMEATON COURT, HERTFORD, SG13 7AU

Offers In Excess Of
£300,000

FEATURES

- TWO DOUBLE BEDROOMS
- LONG LEASE
- UNDERGROUND ALLOCATED PARKING
- INTEGRATED APPLIANCES
- FIRST FLOOR APARTMENT
- LIFT ACCESS
- GAS CENTRAL HEATING
- TWO LUXURY BATHROOMS



Smeaton Court Hertford SG13 7AU

Executive style development in a stunning riverside location only a very short walk to Hertford East BR Station which offers a regular direct service to London Liverpool Street. The vibrant town centre of Hertford is a short walk and therefore this property offers the perfect combination of elegance, convenience, and lifestyle.

The property is being sold with no onward chain.

Smeaton Court is beautifully maintained throughout and offers landscaped communal gardens, underground parking and residents lift.

The apartment enjoys modern open plan living style which is complimented with a fitted high gloss kitchen, luxury bathroom, two double bedrooms with the master suite offering fitted wardrobes and an en-suite shower room.

Other features include full double glazing and gas central heating. For your convenience keys are held for viewings.



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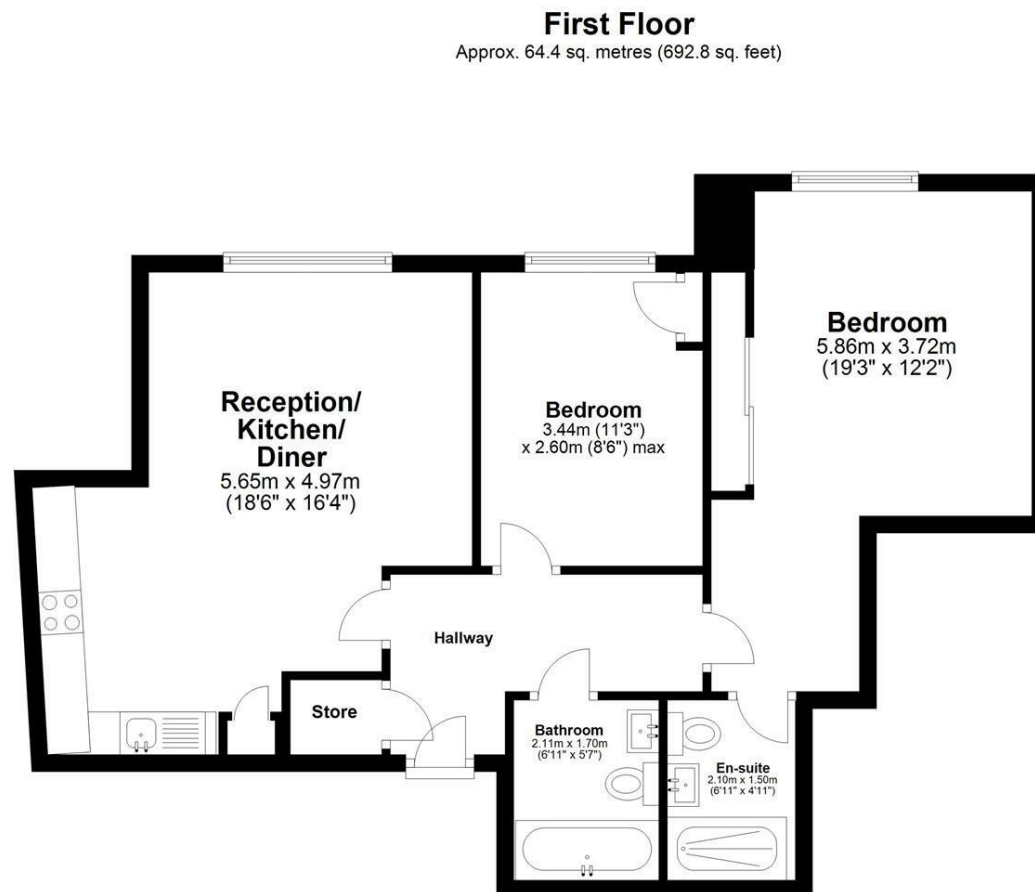
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Council Tax Band

D



Total area: approx. 64.4 sq. metres (692.8 sq. feet)
Smeaton Court

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	84
(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.