

97 Smeaton Court
Hertford, SG13 7AN
Guide price £350,000





97 Smeaton Court Hertford, SG13 7AN

With charming views from the impressive wraparound balcony of the River Lea, is this beautiful two double bedroom apartment forming part of this sought-after development a short distance to Hertford town centre and Hertford East Station.

The property offers bright and spacious accommodation comprising open plan lounge/kitchen/ dining area with access to the balcony, master bedroom with built-in wardrobes and en-suite shower room, guest bedroom with built-in wardrobes and luxury bathroom. Benefits include gas central heating and high specification of fixtures and fittings.

Set in stunning well-tended gardens the apartment has gated underground parking.

Accommodation:

Hallway

Lounge/ Dining/ Kitchen Area





Third Floor

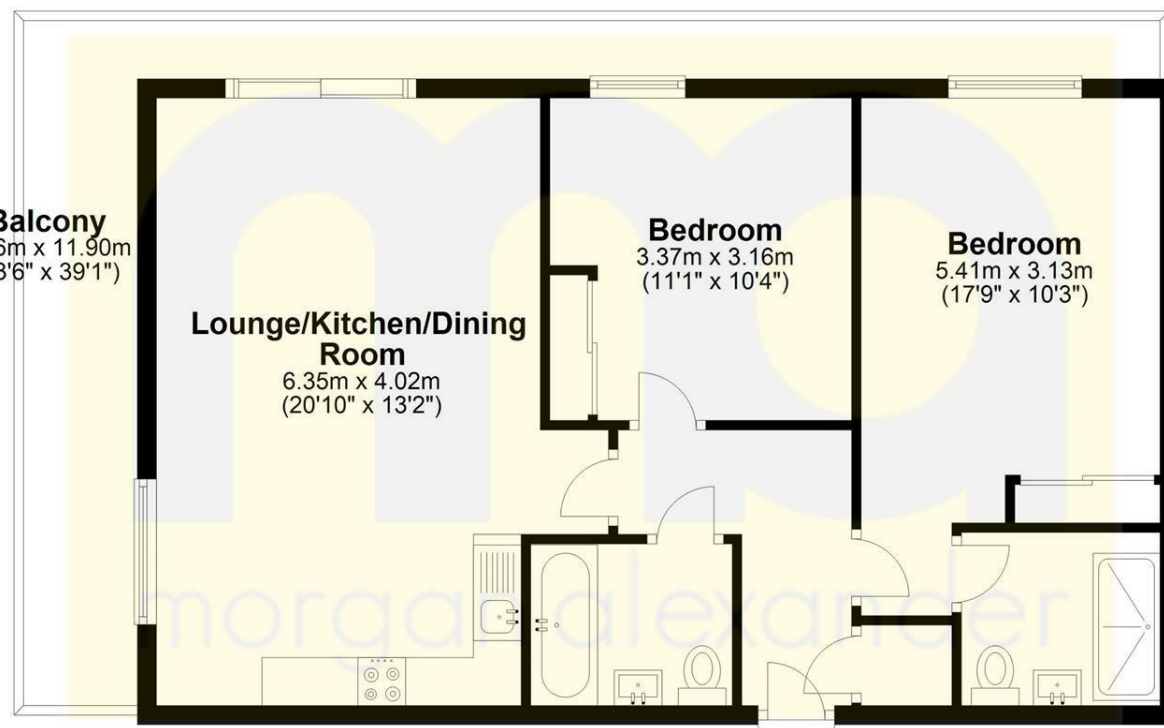
Approx. 83.5 sq. metres (899.1 sq. feet)

Balcony
7.16m x 11.90m
(23'6" x 39'1")

Lounge/Kitchen/Dining Room
6.35m x 4.02m
(20'10" x 13'2")

Bedroom
3.37m x 3.16m
(11'1" x 10'4")

Bedroom
5.41m x 3.13m
(17'9" x 10'3")



Total area: approx. 83.5 sq. metres (899.1 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

morgan-alexander.co.uk



40 Castle Street, Hertford, Herts, SG14 1HH
Tel: 01992 248028
westley@morgan-alexander.co.uk