

41 Smeaton Court
Herford, SG13 7AL
Guide price £299,995





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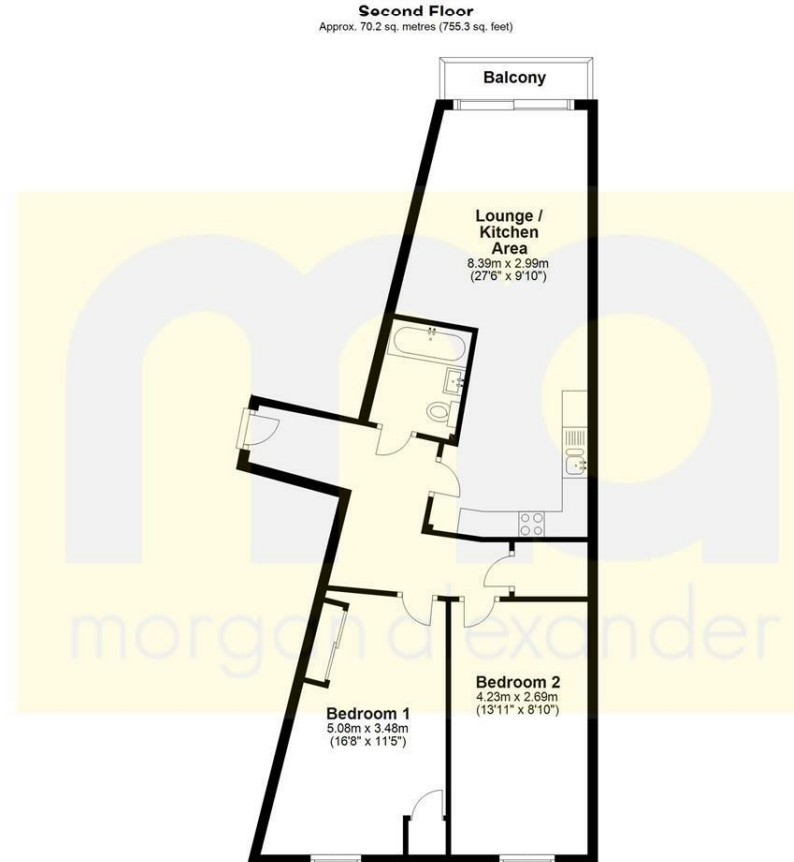
CHAIN FREE - With views from the balcony of the River Lea is this beautiful two bed apartment forming part of this sought after development a short distance to Hertford town centre and Hertford East Station.

The property offers bright and spacious accommodation comprising open plan living/dining/kitchen, balcony, two bedrooms and 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.

Smeaton Court in Hertford offers an ideal blend of tranquility and convenience, perfectly situated close to the scenic River Lea. Residents can enjoy peaceful riverside walks and easy access to Hertford's charming town centre, known for its array of local shops, cafes, and restaurants, all just a short stroll away. The area is also well-connected, with excellent transport links nearby, including Hertford East and Hertford North train stations, providing quick and convenient access to London and surrounding areas. Smeaton Court truly captures the essence of Hertford's charm while catering to modern lifestyles with both urban amenities and natural beauty right on your doorstep.





Total area: approx. 70.2 sq. metres (755.3 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.
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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.

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