

143 Smeaton Court  
Herford, SG13 7AU  
Offers in excess of £300,000

**ma**  
morgan alexander







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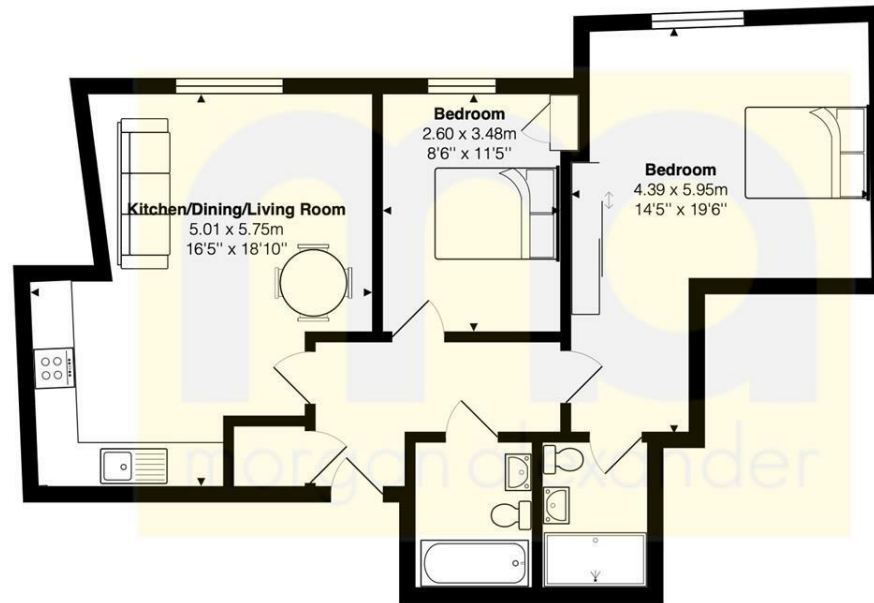
Forming part of this sought-after riverside development, this beautifully presented two-bedroom second-floor apartment offers the perfect blend of contemporary living and a prime location close to Hertford town centre and Hertford East Station.

The property boasts bright and spacious accommodation, featuring a stylish open-plan living, dining, and kitchen area—ideal for both relaxing and entertaining. The main bedroom benefits from fitted wardrobes and a luxury en-suite shower room, while the guest bedroom is served by a stunning family bathroom, both finished to a high specification. Additional benefits include gas central heating and high-quality fixtures and fittings throughout.

Set within beautifully maintained gardens, this exceptional apartment also comes with the convenience of gated underground parking. Enjoy the tranquillity of riverside living, with the stunning open spaces of Hartham Common, The Meads, and the picturesque River Lea all just moments away—perfect for scenic walks and outdoor pursuits. With Hertford's vibrant town centre and excellent transport links right on your doorstep, this is an opportunity not to be missed.







**Second Floor**

Total Area: 68.3 m<sup>2</sup> ... 735 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> 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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