

66 Smeaton Court  
Hertford, SG13 7AN  
Guide price £269,995







## 66 Smeaton Court Hertford, SG13 7AN

Morgan Alexander are delighted to offer this beautifully presented one bedroom second floor apartment enjoying direct views over the River Lea and forming part of the highly sought-after Smeaton Court development—perfectly positioned just moments from Hertford East Station and the vibrant town centre.

This stylish apartment offers bright and spacious accommodation throughout, comprising a well-designed open plan living/dining/kitchen area ideal for modern living and entertaining. The sleek kitchen is fitted with high specification units and integrated appliances, while the generous reception space opens onto a private balcony overlooking landscaped communal gardens and the tranquil river beyond.

The double bedroom benefits from fitted wardrobes and also enjoys access to the balcony, while the luxury bathroom is finished to a high standard with contemporary fixtures and fittings. The property further benefits from gas central heating, double glazing, and a high-quality finish throughout.

Set within beautifully maintained communal gardens, the development also features secure gated underground parking, providing both convenience and peace of mind.

Early viewing is highly recommended to appreciate the setting, space, and lifestyle this superb apartment has to offer.







Total Area: 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

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, mis-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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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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