

75 Smeaton Court
Herford, SG13 7AN
Guide price £315,000





75 Smeaton Court Hertford, SG13 7AN

A beautifully presented, chain-free two-bedroom apartment set within the highly sought-after Smeaton Court development, offering stylish modern living and stunning riverfront views.

Spanning approximately 661 sq ft, this contemporary home has been thoughtfully designed to maximise both space and natural light. The property features a bright and spacious open-plan living and dining area, perfectly complemented by large windows that frame attractive views over the river, creating a calm and inviting atmosphere.

The sleek, modern kitchen is fitted with high-quality units and integrated appliances, making it both functional and visually appealing. There are two well-proportioned bedrooms, ideal for a couple, small family, or those seeking a home office, alongside a beautifully finished bathroom with contemporary fixtures and fittings.

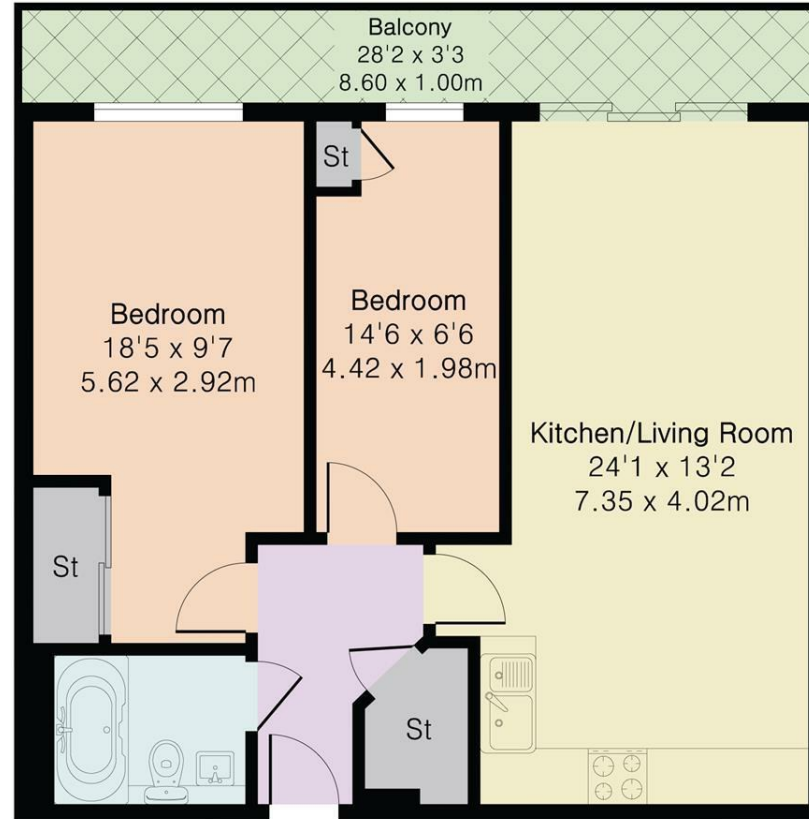
This apartment would make an ideal purchase for first-time buyers looking to step onto the property ladder, downsizers seeking a low-maintenance yet stylish home, as well as buy-to-let investors looking for a strong rental opportunity in a prime location.

Further benefits include secure underground parking, a secure entry system, well-maintained communal areas, and the significant advantage of being offered chain free, allowing for a smoother and faster purchase.

Ideally located within easy reach of Hertford's vibrant town centre, the property is also perfectly positioned for commuters, with Hertford East station nearby providing direct links into London Liverpool Street. This combination of convenience and picturesque riverside living makes the apartment an exceptional all-round opportunity.



Approximate Gross Internal Area 661 sq ft - 61 sq m



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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