

Smeaton Court, Hertford Offers in Excess of £275,000



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136, Smeaton Court, Hertford, SG13 7AU
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Addison Townsend are pleased to offer this lovely one bedroom first floor apartment in the sought after development of Smeaton Court overlooking well presented communal gardens and the River Lea. The accommodation offers a spacious, light and airy open plan living area, 'L' shaped kitchen with integrated appliances including dishwasher. Further benefits include three piece bathroom, private balcony, storage and secure underground allocated parking space for one car. The property is located approximately 0.3 miles to Hertford East Train Station while also being conveniently located to Hertford town amenities, Hartham Common and is within easy reach to the A10 and A414.

- Balcony From Living Room
- 0.3 miles to Hertford East Station
- Storage
- Gas Central Heating

- Communal Gardens
- Allocated Underground Parking
- Well Presented Throughout
- Integrated Appliances

Hallway

3.45m x 1.04m (11' 4" x 3' 5") Entrance hallway laid with pine effect laminate flooring with doors leading to all rooms. Storage cupboard with shelving. Radiator, intercom.

Bedroom

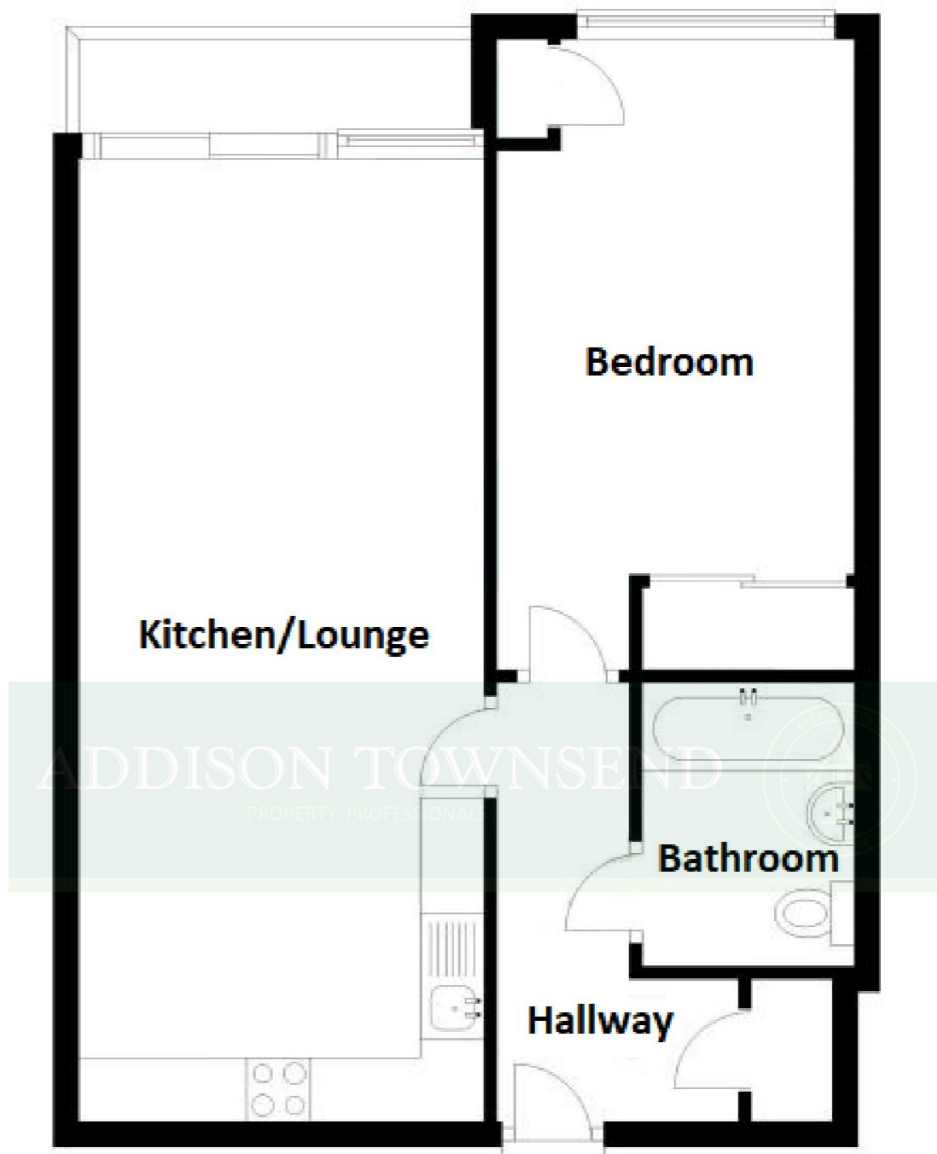
4.92m x 2.82m (16' 2" x 9' 3") Spacious bedroom benefiting from mirror fronted fitted wardrobes, carpet, radiator, Storage cupboard housing combination boiler, double glazed windows with views across the the communal gardens and the River Lea.

Reception Room/ Kitchen

7.57m x 3.18m (24' 10" x 10' 5") Light and airy open plan living area with 'L' shape kitchen. Double glazed patio doors leading onto the private balcony with views across the communal gardens and the River Lea. Modern kitchen comprising of wall and base units. Benefiting from quartz work surfaces, stainless steel sink and drainer with boiling water dispenser as well as integrated dishwasher, washing machine/drier, extractor fan with electric fan assisted oven, four ring electric hob, integrated fridge freezer. Pine effect laminate flooring throughout, two radiators.

Bathroom

2.23m x 1.70m (7' 4" x 5' 7") Three piece bathroom comprising of tile enclosed bath with rain shower, mixer taps, wall mounted wash hand basin, low flush WC, tiled flooring, wall mounted mirror, heated towel rail, extractor fan.



TOTAL APPROX. FLOOR AREA 49 SQ.M. (527 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		85	85
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		91	91
EU Directive 2002/91/EC			
England, Scotland & Wales			

