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180 Smeaton Court, Hertford, SG13 7AU

Offers In Excess Of £270,000

****STUNNING VIEWS** / **IMMACULATELY PRESENTED**/ ** PEPECT INVESTMENT OR FIRST TIME PURCHASE**** - Forming part of this fantastic riverside development is this beautifully presented one bedroom third floor apartment with a private balcony, overlooking the River Lea and a stones throw from beautiful countryside.

The large floor to ceiling windows bring in bundles of natural light and the apartment includes an open plan lounge/kitchen/diner with integrated appliances, entrance hall with plenty of storage a luxury three piece bathroom suite, and again. a master bedroom overlooking the river.

Further benefits include secure underground allocated parking, lift access, gas central heating & plenty of years remaining on the lease. Smeaton Court is located along the River Lea and provides quick and easy access to Hertford East mainline train station, Hertford Town Centre & Hartham Common. Whether you need access to Central London, countryside retreats or the Huzzle bustle of the town, this property has everything to offer.

Please call for an immediate viewing via Lanes Estate Agents.



Hallway

Lounge / Kitchen Diner

total dimensions = 531ft squared (total dimensions = 161.85mft squared)

Bedroom

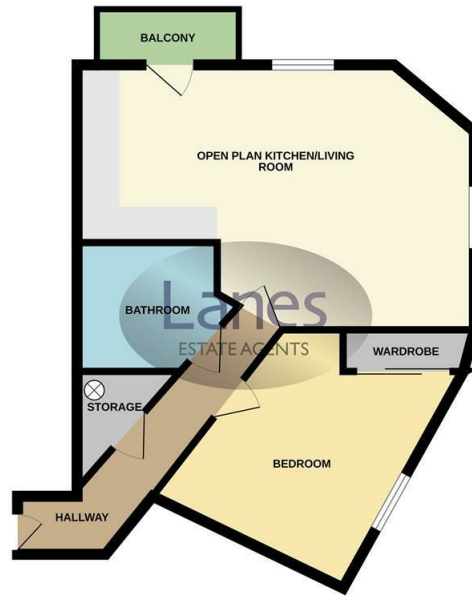
12'1 x 8'3 (3.68m x 2.51m)

Bathroom

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	84	84

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		

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and appliances shown have not been tested and no guarantee is to be made as to their condition or availability on the day.

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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