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## 156. Smeaton Court, Hertford, SG13 7AU

**£320,000**

Favourably located on the top floor of this newly-built riverside development is this beautiful two bedroom apartment enjoying a balcony that is the entire length of the apartment which directly overlooks the River Lea. The property is perfectly located a short walk away from Hertford East mainline station and Hertford's historic town centre.

The property offers a modern interior throughout and comprises of entrance hall, open plan living/kitchen/diner, two bedrooms, luxury bathroom and a balcony over looking the river lea.

Further benefits include secure underground allocated parking, lift access, gas central heating and well-kept communal gardens. Please call Lanes Estate Agents to book a viewing.



## Entrance Hall

## Kitchen Diner

17 x 14'6 max (5.18m x 4.42m max)

## Bedroom One

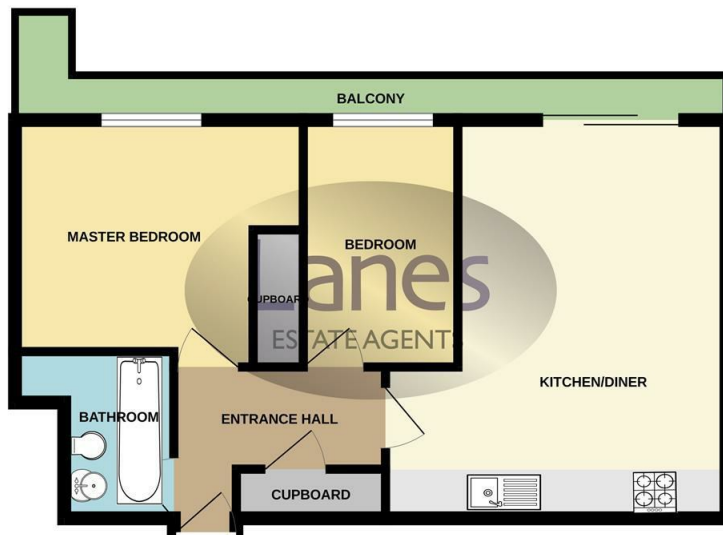
12'3 max x 10'6 max (3.73m max x 3.20m max)

## Bedroom Two

10'6 x 6'6 (3.20m x 1.98m)

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	



Whilst 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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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