



## 180 Smeaton Court, Hertford, SG13 7AU

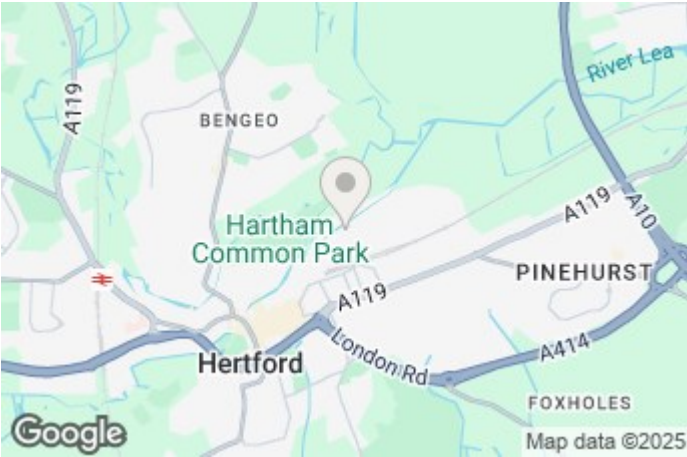
- AVAILABLE NOW WITH LANES ■ RIVERSIDE VIEWS LETTINGS!
- UNFURNISHED PROPERTY
- ONE ALLOCATED PARKING SPACE

**\*\*STUNNING VIEWS\*\* / \*\*IMMACULATELY PRESENTED\*\***

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. The entrance hall offers plenty of storage, a luxury three piece bathroom suite, and again, a primary bedroom overlooking the river.

# £1,250 PCM



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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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