



62 Smeaton Court, Hertford, SG13 7AN  
Offers In Excess Of £325,000

**Lanes**  
ESTATE AGENTS

## 62 Smeaton Court, Hertford, SG13 7AN

Over looking the River Lea and with its own private balcony is this beautifully presented and extremely spacious two bedroom ground floor flat. Ideal for Investors, First Time Buyers & Downsizers you don't want to miss out on this opportunity. Within a two minute walk from Hertford East Train Station, this property is also ideal for commuters into London. Again you are a few minutes walk into Hertford town centre, and Hartham common. This flat is in a gated development which includes a allocated parking bay directly outside the property. These properties are highly sought after and must be viewed ASAP. CHAIN FREE.



## Hallway

Storage cupboard, entry phone system, radiator and doors to

## Living Area / Kitchen Diner

24'5 max x 11'8 max (7.44m max x 3.56m max)

Double glazed doors to balcony, radiators space for dining table and open plan kitchen with roll top work surface, range of wall and base units, newly fitted appliances ( 6 months old at time of launch ) inset sink and drainer, mixer tap,

## Bathroom

Low level WC, pedestal wash basin, enclosed bath with shower over, part tiled, heated towel rail.

## Bedroom One 14'3 x 9'3 (4.34m x 2.82m)

Double glazed window overlooking river, radiator and built in storage

## Bedroom Two 14'2 x 6'6 (4.32m x 1.98m)

Double glazed window overlooking river, radiator, storage cupboard

## Outside

The property comes with one allocated parking bay and is also privately gated.

To the rear there is balcony across the width of the property overlooking the river lea.





CHAMPAGNE  
Nicolas Feuillatte  
SÉLECTION BRUT

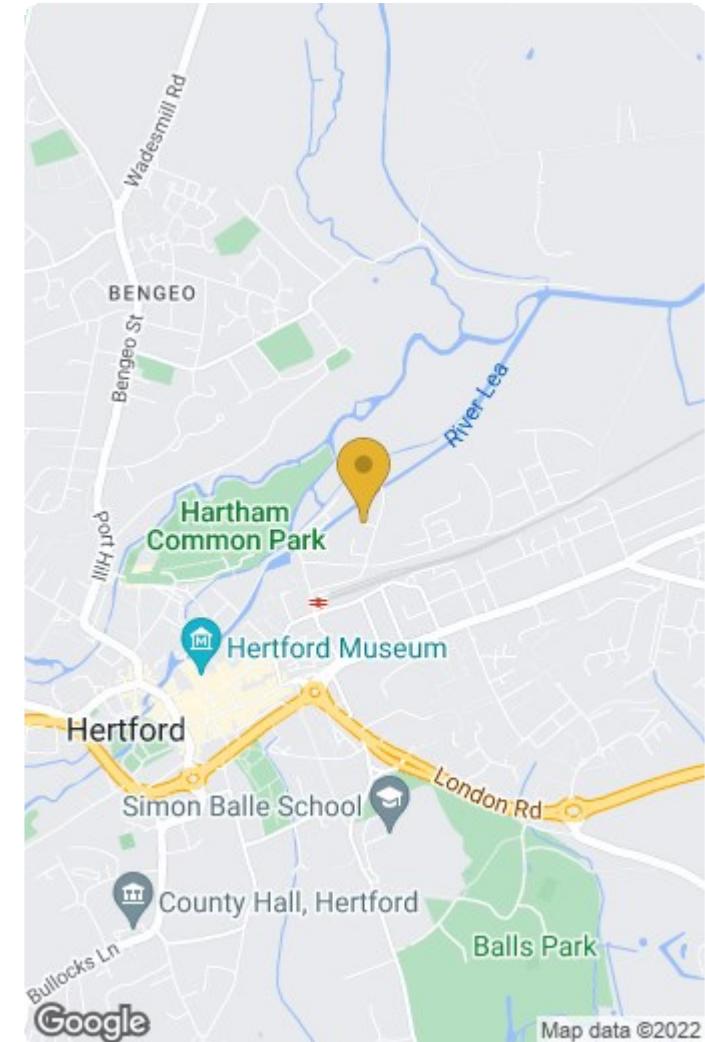
GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information contained in these measurements, doors, windows, spaces 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.  
Match with Metrasp ©2022

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(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	