



Smeaton Court, SG13 7AU
Hertford





Smeaton Court, SG13 7AU

** EXCLUSIVE TO KINGS **

ONE BEDROOM APARTMENT - TOWN CENTRE LOCATION -
ALLOCATED PARKING

Smeaton Court boasts from being surrounded by amazing transport links and local amenities. Hertford East Train Station is just 0.2 miles away offering a direct line into London Liverpool Street making commuting into London very accessible. There is also quick and easy access to the A10, and A414 with both being under 10 minute drive away, offering further links to the M11 and M25 creating great access for commuting in and around Hertford.

The property comprises of a communal entrance with access to the first floor via a lift or stairs, entrance hall with storage cupboard, large open plan lounge /diner with kitchen area to rear of the room, master bedroom with fitted wardrobes and access to balcony area, modern family bathroom, entry phone system, UPVC double glazed windows throughout plus secure allocated underground car parking space.

Enquire today to book into our open day on Monday 9th June

£1,250 PCM



kings
GROUP

- Open day Monday 9th June
- First floor
- 12 month tenancy with option to renew
- Moments from Hertford East
- EPC rating B
- Underground parking
- Lift access
- Town centre location
- Juliet balcony
- Council tax band C

Entrance Hall 9'77 x 3'62 (2.74m x 0.91m)

Single radiator, Wood laminate flooring, Power points and Storage cupboard

Lounge / Kitchen 27'2 x 10'4 (8.28m x 3.15m)

UPVC double glazed window to front, Double radiator, Wood laminate flooring, Phone point, TV aerial point, Power points, Integrated Oven with electric hob and a chimney style extractor fan, Integrated fridge freezer, integrated dishwasher and integrated Washing machine.

Bedroom 13'55 x 9'30 (3.96m x 2.74m)

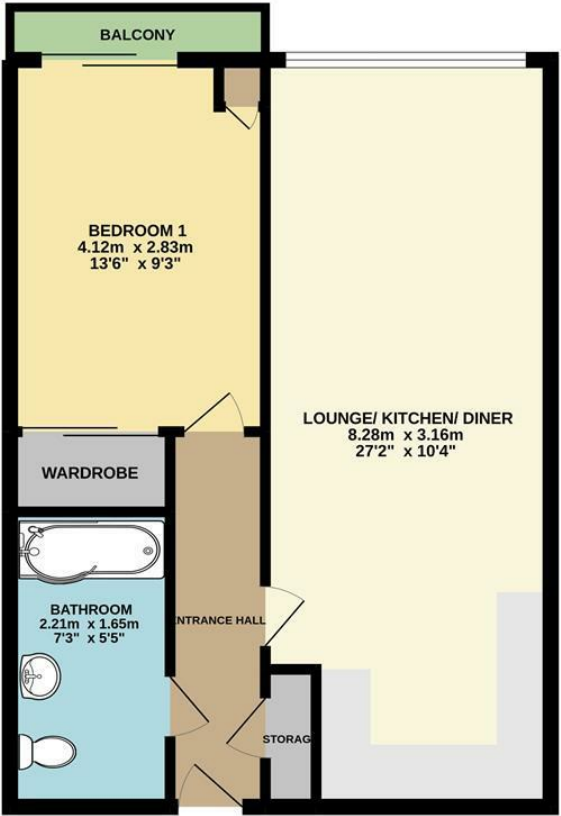
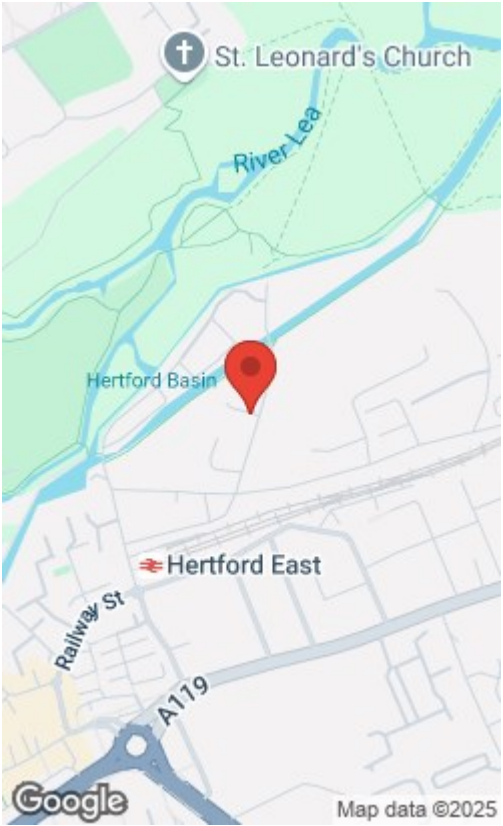
Double glazed sliding door to balcony at front, Single radiator, Carpeted flooring, Built in wardrobe, TV aerial point and Power points

Bathroom 7'33 x 5'57 (2.13m x 1.52m)

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with thermostatically controlled shower, Wash basin with mixer tap and vanity unit under, Low level WC and Tiled splash back walls



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.
Made with Metropix ©2022

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

