

SMEATON COURT, HERTFORD

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Ensum Brown are delighted to be offering this 2 bedroom second floor apartment with river views and balcony. With allocated parking, secure storage for bicycles, entry phone system and lift, Smeaton court is a sought after riverside development, just a short walk from Hertford East station.

GUIDE PRICE
£310,000

- Walking Distance To Station (Hertford East)
- River Views
- Balcony
- Allocated Parking
- Lift
- Open Plan Living Space
- Two Double Bedrooms
- Secure entry phone system
- Communal Gardens

Ware
01920 412200

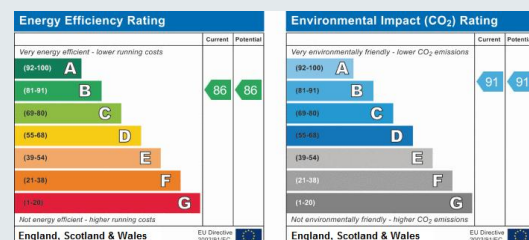
110 High Street, Ware, Hertfordshire, SG12 9AP

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



SMEATON COURT, HERTFORD, SG13

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PROPERTY INSIGHT

Ensum Brown are delighted to be offering this two bedroom second floor apartment with river views and balcony. With allocated parking, secure storage for bicycles, entry phone system and lift, Smeaton court is a sought after riverside development which is just a short walk from Hertford East station. The apartment has two excellent double bedrooms, family bathroom and a large open plan living space which opens onto the balcony which overlooks the river and communal gardens.

ACCOMMODATION

HALLWAY

Long hallway with storage cupboard and doors to:

OPEN PLAN LIVING AREA 27' 6" x 11' 02" (8.38m x 3.4m)

Large open plan living area incorporating the kitchen and dining, large patio door to balcony

KITCHEN AREA 11' 2" x 7' 10" (3.4m x 2.39m)

Kitchen area has a range of white high gloss contemporary wall and base units with integrated fridge/freezer, dishwasher and washing machine, high gloss work surface with stainless steel sink and drainer, electric hob, oven and extractor

MASTER BEDROOM 15' 6" x 10' 0" (4.72m x 3.05m)

Large double bedroom with fitted wardrobes and additional storage cupboard with large double glazed window

BEDROOM TWO 13' 09" x 8' 10" (4.19m x 2.69m)

Good size double bedroom with large double glazed window

BATHROOM 6' 10" x 5' 10" (2.08m x 1.78m)

White three piece suite with enclosed cistern WC, sink and bath with shower over. Heated towel rail and large mirror

BALCONY

Accessed via the lounge good sized balcony with lovely views of the river and communal lawn gardens

ALLOCATED PARKING

There is an allocated marked parking bay with the apartment

LOCATION - HERTFORD

Hertford is the county town of Hertfordshire, believed to have been habited since around the 7th Century. Today, Hertford is a bustling market and riverside town with a population in excess of 25,000.

Hertford is a beautiful market and riverside town and in fact has 4 rivers the Rib, Beane and Mimram join the River Lea in Hertford. Hertford is located off the A10 and also has the equally popular town or Ware just 3 miles up the road. The town is one of the area's most popular and you really do have the best of both worlds, surrounded by the beautiful Hertfordshire countryside, but well connected to London. If you are a commuter or just like to have regular day trips to London you are just 20 miles away by car and with very easy access by Hertford East station to Liverpool street (approx. 49 mins) or Hertford North Finsbury Park/Kings Cross (approx. 35 mins).

Unlike many towns, Hertford has a bustling high street and very much has a social 'café' culture. There are over 200 shops in the town centre, a mixture of high street chain stores, specialist shops, restaurants, hairdressers, banks and other retail services. One of the attributes that distinguishes Hertford from its larger neighbors is the number of independent traders and specialist shops in the town. The number of eateries is in excess of 40, ranging from Thai, through Indian, Japanese and Italian, to fish & chips and Kebabs. As befitting a market town, every Saturday there is a charter market in the town centre and also a farmers' market every second Saturday of the month.

With regards to education, this is one of the biggest draws to the area. To name a few you have Simon Balle primary school through to sixth form, the prestigious Richard Hale secondary and sixth form college, Sele secondary School and then located within a few miles of Hertford and Ware you have private schools including Haileybury, St Edmunds College, Heathmount and Duncombe school.

If you don't live in Hertford already, then come and visit this superb town very soon, you won't want to leave!

