



7 Sparrowhawk Place, Hatfield, Hertfordshire AL10 9UR

£250,000

Located in a quiet modern development is this TWO DOUBLE bedroom TWO bathroom GROUND FLOOR apartment. It comprises of an open plan kitchen finished with high gloss units and doors leading onto a small patio communal area, modern family bathroom, modern en-suite to master bedroom and allocated parking for one car. It benefits from double glazing, gas central heating and a long lease. Situated in South Hatfield with easy access to the A1M, M25 and Hatfield Train Station which services London's Kings Cross. Offered CHAIN FREE.

Accommodation Comprises Of

Communal secure entrance door. Stairs to all floors.

Entrance Hall



Large storage cupboard. Radiator. Power points. Fitted carpet. Doors to.

Open Plan Kitchen

18'11" x 11'1" (5.77m x 3.38m)



Double glazed windows to front. Range of fitted wall and base units. Stainless steel sink unit with mixer taps. Four ring gas hob with built in oven and extractor fan. Built in Fridge/Freezer. Recess and plumbing for washing machine. Power points. Radiator. Tiled flooring.

Lounge

Double glazed French doors to side leading onto communal patio. Television point. Radiator. Fitted carpet.

Kitchen



Master bedroom

13'1" x 10'5" (3.99 x 3.19)



Double glazed window to side. Ceiling light point. Power points. Radiator. Fitted carpet.

En-Suite Shower Room



Fully tiled shower cubicle with power shower. Pedestal wash hand basin. Low level WC. Part tiled walls.

Bedroom Two

11'0" x 8'9" (3.37 x 2.69)



Double glazed window to front. Ceiling light point. Power points. Radiator. Fitted carpet.

Family Bathroom

6'10" x 6'3" (2.09 x 1.92)



Extractor fan. Panel enclosed bath with mixer taps. Pedestal wash hand basin. Low level WC. Part tiled walls. Tiled flooring.

Communal Patio Area





Exterior



Well maintained communal gardens with communal bike shed.

Allocated Parking

Allocated parking for one car.

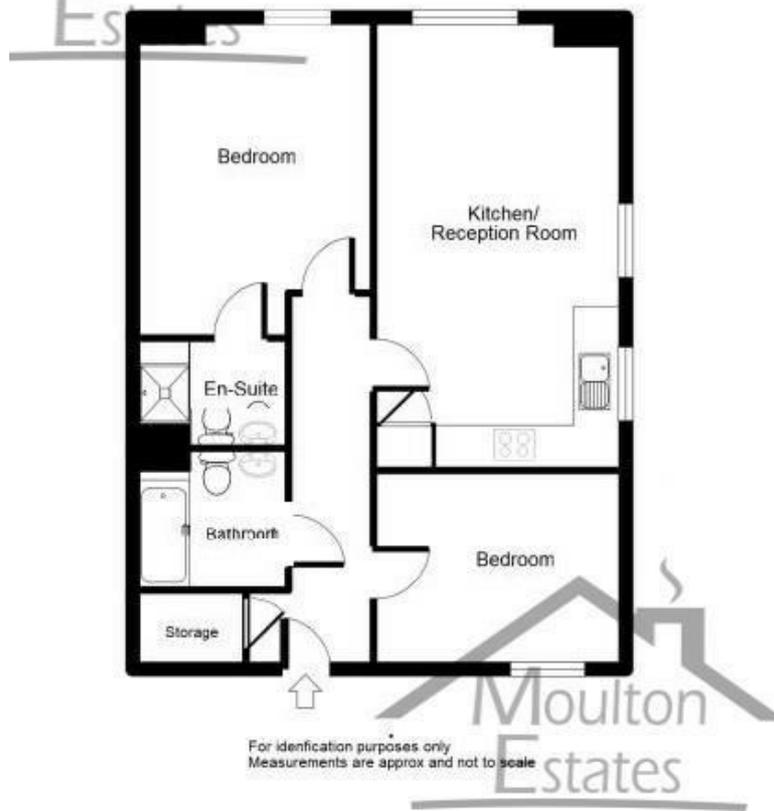
Lease Details

Lease: Approx 151 years

Ground Rent: £300 per annum approx

Service charge: £1,300 per annum approx

Sparrowhawk Place, Hatfield, AL10



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A		88	88
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



IMPORTANT INFORMATION: For clarification, we wish to inform the prospective tenant/purchaser that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The content of this publication is copyright of Let Me Ltd™ trading as Moulton Estates and Let Me Properties, 2017. Let Me™ Ltd Registered in England and Wales No. 06620607.