

Bishops Rise  
Hatfield, Hertfordshire AL10 9JG  
£1,050





## **Bishops Rise Hatfield, Hertfordshire AL10 9JG**

A wonderful ground floor, one bedroom apartment in the heart of Hatfield, a short distance away from the town centre, tucked away in a lovely development surrounded by lovely woodlands.

This modern apartment is unfurnished with the exception of the white goods, it includes a large double bedroom, a separate kitchen area with modern integrated appliances, offering enough space to include a dining table, a modern bathroom tiled throughout with bath & shower rail as well as a large living room area with a beautiful carpet finishing. Ideal for a professional couple.

This property comes with a single allocated parking bay as well as off-road unregulated parking a two minute distance from the development.

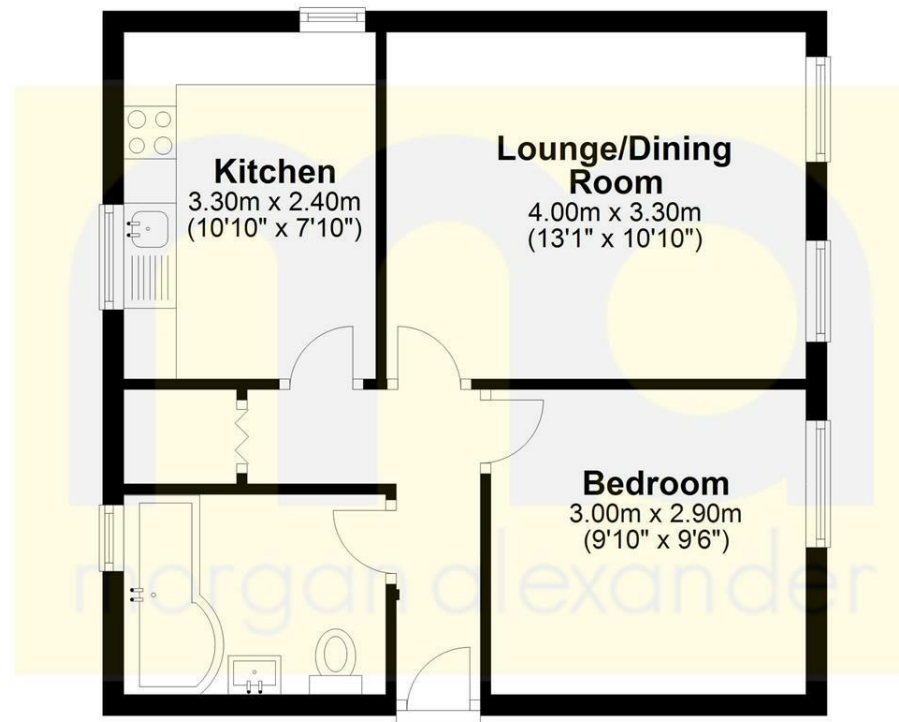
There is the option for the tenants to rent the opposite garage at an additional £150 per month which will be added on top of the monthly rent. The garage can fit a single car.





## Ground Floor

Approx. 40.9 sq. metres (440.2 sq. feet)



Total area: approx. 40.9 sq. metres (440.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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