



Parkhouse Court, Hatfield, AL10 9RE

£170,000



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## Parkhouse Court, Hatfield

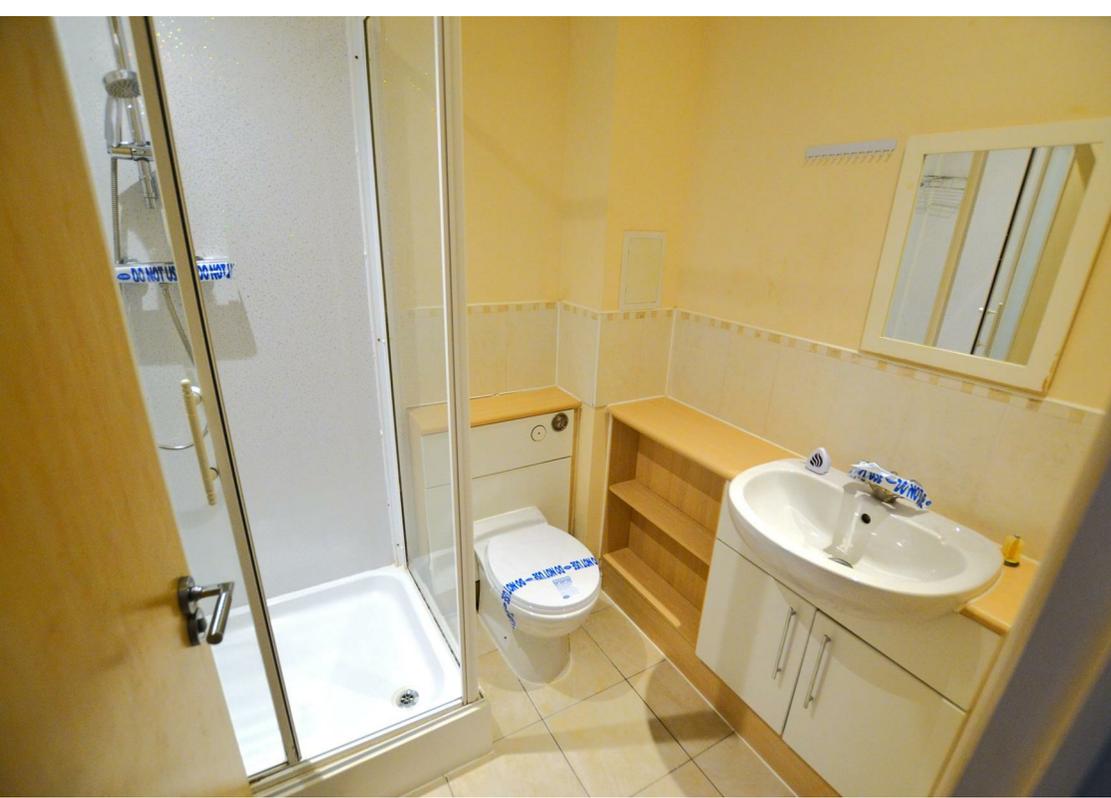
Chain free two bedroom third floor flat situated within a short walk of Hatfield Business Park, University of Hertfordshire, and the Galleria Shopping & Leisure Centre.

The property is offered with immediate vacant possession and briefly comprises of communal entrance hall with security entry phone system, stairs and lift to all floors, private entrance hall with security entry phone, open plan living room/kitchen with door to south westerly facing balcony, kitchen with integrated appliances, master bedroom with en-suite shower room, further double bedroom and a bathroom. The apartment is double glazed and has gas radiator central heating.

Outside there is a private allocated parking space for one vehicle.

For further information or to arrange your viewing please call us on 01707 270777 or email [hatfield@matherestates.com](mailto:hatfield@matherestates.com)







### **Communal Entrance Hall**

Entrance door to front, security entry phone system, post room, stairs and lift access to all floors.

### **Private Entrance Hall**

Hardwood entrance door, security entry phone system, two storage cupboard,, radiator, doors to:

### **Open Plan Living Room/Kitchen**

26'1" x 11'3"

Living Area

Double glazed double doors and windows to rear leading to the balcony, two radiators, opening to:

Kitchen Area

Fitted with a range of white high gloss wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel one and a half bowl sink/drainers with mixer tap, built in stainless steel gas hob with oven under and extractor hood over, integrated fridge/freezer and washing machine, tiled floor, recessed spotlights.

### **Bedroom One**

9'6" x 8'9"

Double glazed window to rear, radiator, door to:

### **En-suite**

Shower cubicle with sliding doors, vanity wash hand basin with mixer tap and cupboard under, concealed cistern dual flush wc, complimentary tiling and splash backs, extractor fan, heated towel rail, shaver point.

### **Bedroom Two**

12'4" x 11'3"

Double glazed window to rear, radiator.

### **Bathroom/wc**

Comprising of panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cupboard under, concealed cistern dual flush wc, complimentary tiling and splash backs, extractor fan, heated towel rail, shaver point.

### **Balcony**

4'6" x 14'0"

South westerly facing.

### **Parking**

Allocated space for one vehicle.

### **Leasehold Information**

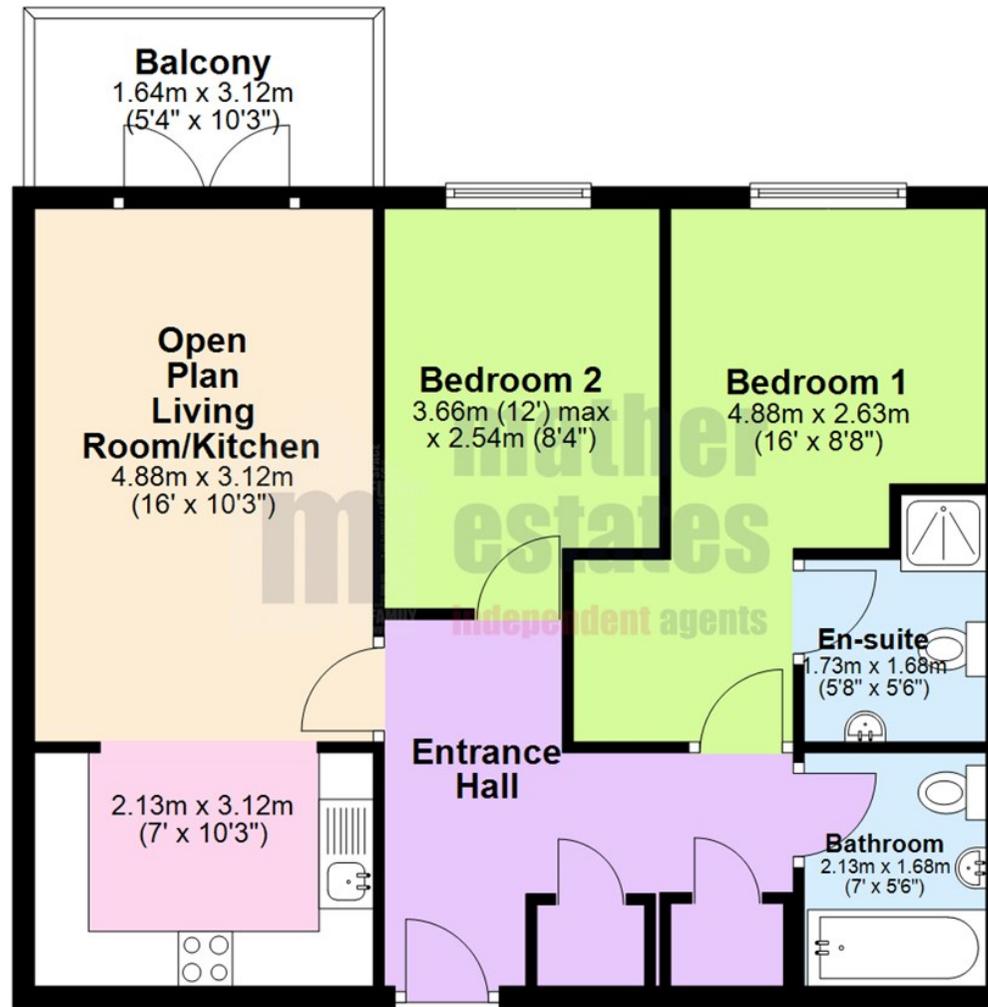
Years remaining on Lease - 139

Ground Rent £240 per annum

Annual Service Charge £2722.17 per annum

Additional charges for utilities (Electric £200pcm)

## Third Floor



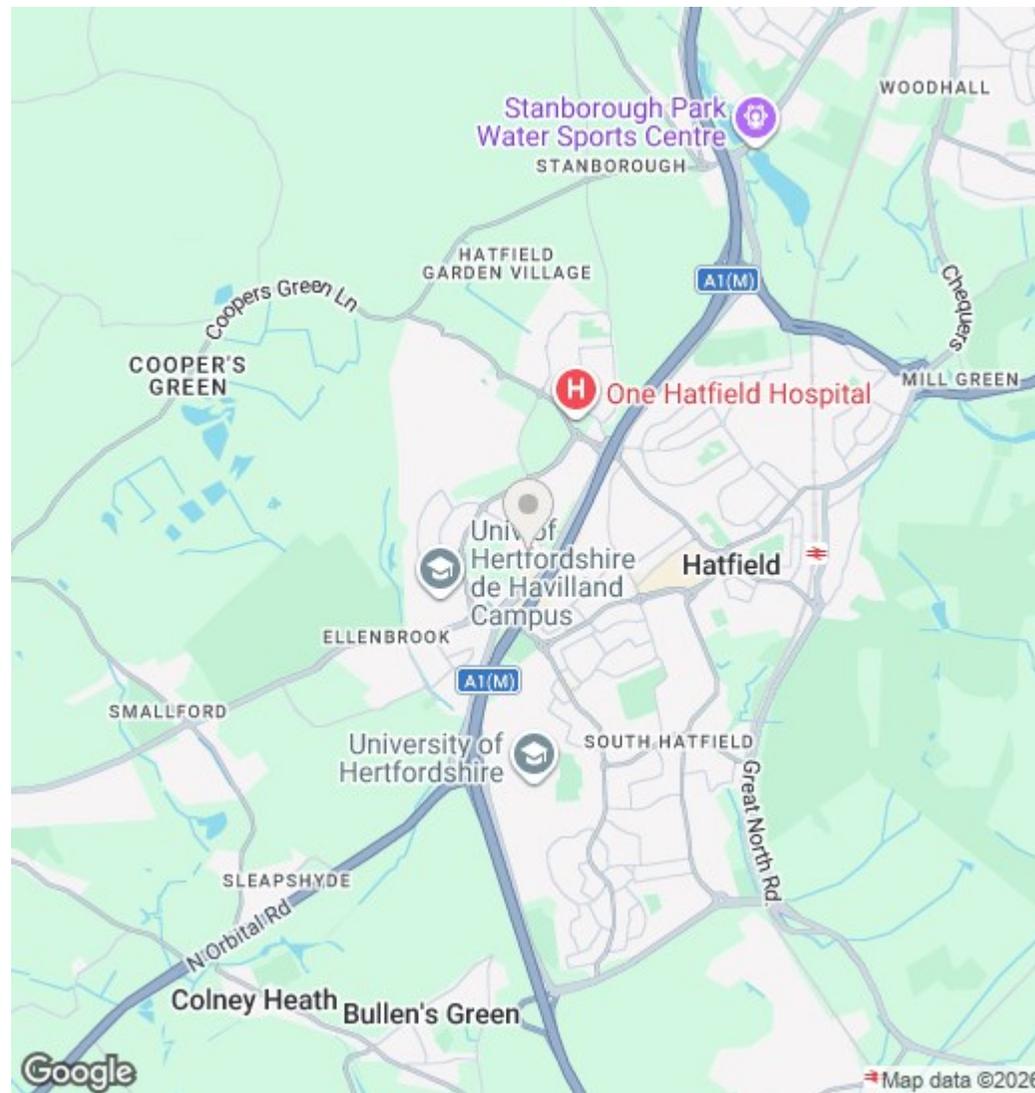
Total area: approx. 59.0 sq. metres (634.9 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

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>	79	79
(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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

**27 Market Place, Hatfield, Hertfordshire, AL10 0LJ**  
**01707 270777 | hatfield@matherestates.com**