



Sparrowhawk Place, Hatfield, AL10 9UR

**Chain Free £260,000**



## Sparrowhawk Place, Hatfield

Tucked away in the corner of a popular modern development close to shops, the University of Hertfordshire, business park and Galleria shopping & leisure centre, is this two double bedroom ground floor apartment with en-suite.

The apartment is offered chain free and briefly comprises of entrance hall with security entry phone system, a dual aspect 18' open plan living room/kitchen with integrated appliances and doors leading to the communal gardens, two double bedrooms with en suite to the master bedroom, bathroom/wc. The apartment is double glazing and gas radiator central heating with a combination boiler.

Outside there are well maintained communal grounds, and a private allocated parking space for one vehicle, guest parking is also available.

Please call us on 01707 270777 for further details or to arrange your viewing.





#### **Communal Entrance Hall**

Communal entrance door, stairs leading to all floors.

#### **Private Entrance Hall**

Private entrance door, security entryphone system, wood effect flooring, storage cupboard, doors to:

#### **Dual Aspect Open plan Living Room/Kitchen**

##### **Living Area**

Dual aspect with double glazed window to front and French to side leading to the communal gardens, recessed spotlights, two radiators, opening to:

##### **Kitchen Area**

Fitted with a range of wall and base units with complimentary work surfaces and tiles splash back. single bowl inset stainless steel with drainer and mixer taps. built in stainless steel gas hob with stainless splash back, oven and extractor hood over, integrated washing machine and dishwasher, space for fridge/freezer, cupboard housing gas fired combination boiler, recessed spotlights, double glazed window to front

##### **Master Bedroom**

Double glazed window to side, radiator, door to:

##### **En-Suite**

Suite comprising of a fully tiled double shower cubicle with rainfall and handheld showers, wash hand basin with mixer tap, dual flush wc,



#### **Bedroom Two**

Double glazed window to front, radiator.

#### **Bathroom/wc**

Suite comprising of panel enclosed bath with mixer tap, shower over and complimentary tiled surround, pedestal wash hand basin with mixer tap and tiled splash back, dual flush WC, radiator, extractor fan

#### **Private Allocated Parking**

Allocated space for one vehicle

#### **Communal Gardens**

Well maintained and mainly laid to lawn, various shrubs and evergreens, patio area directly accessed from the living room, refuse store.

#### **Leasehold Information**

157 year lease from 2014 (Approximately 144 years remaining).

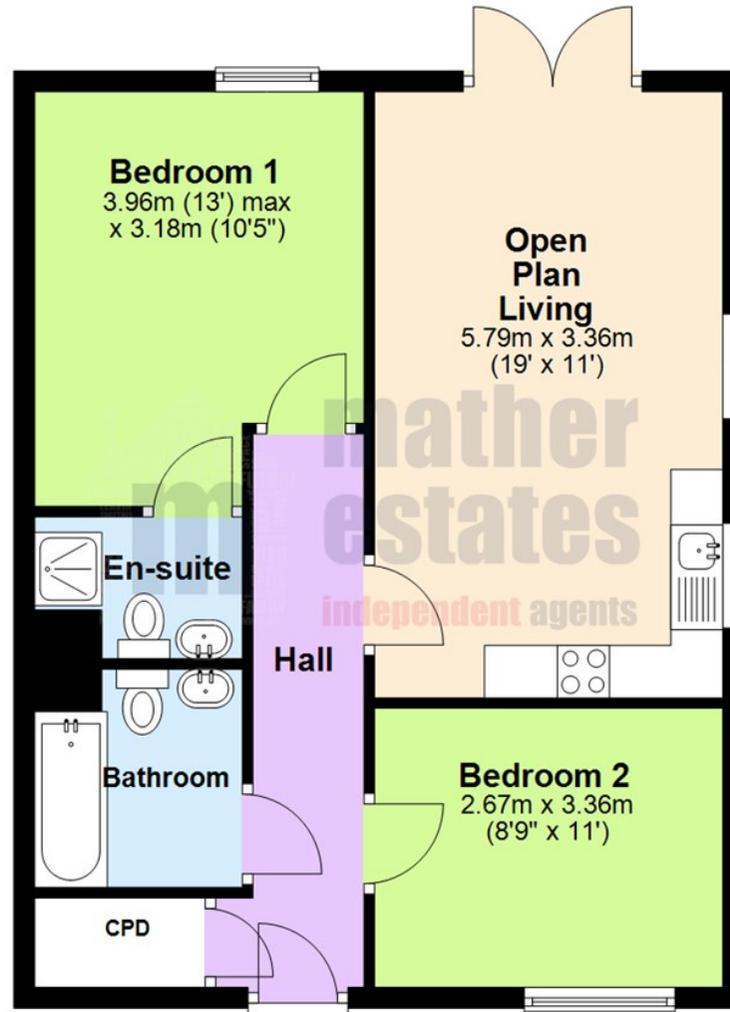
Ground rent; £300 per annum

Service charge (Including buildings insurance); Approximately £1884 per annum



## Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)

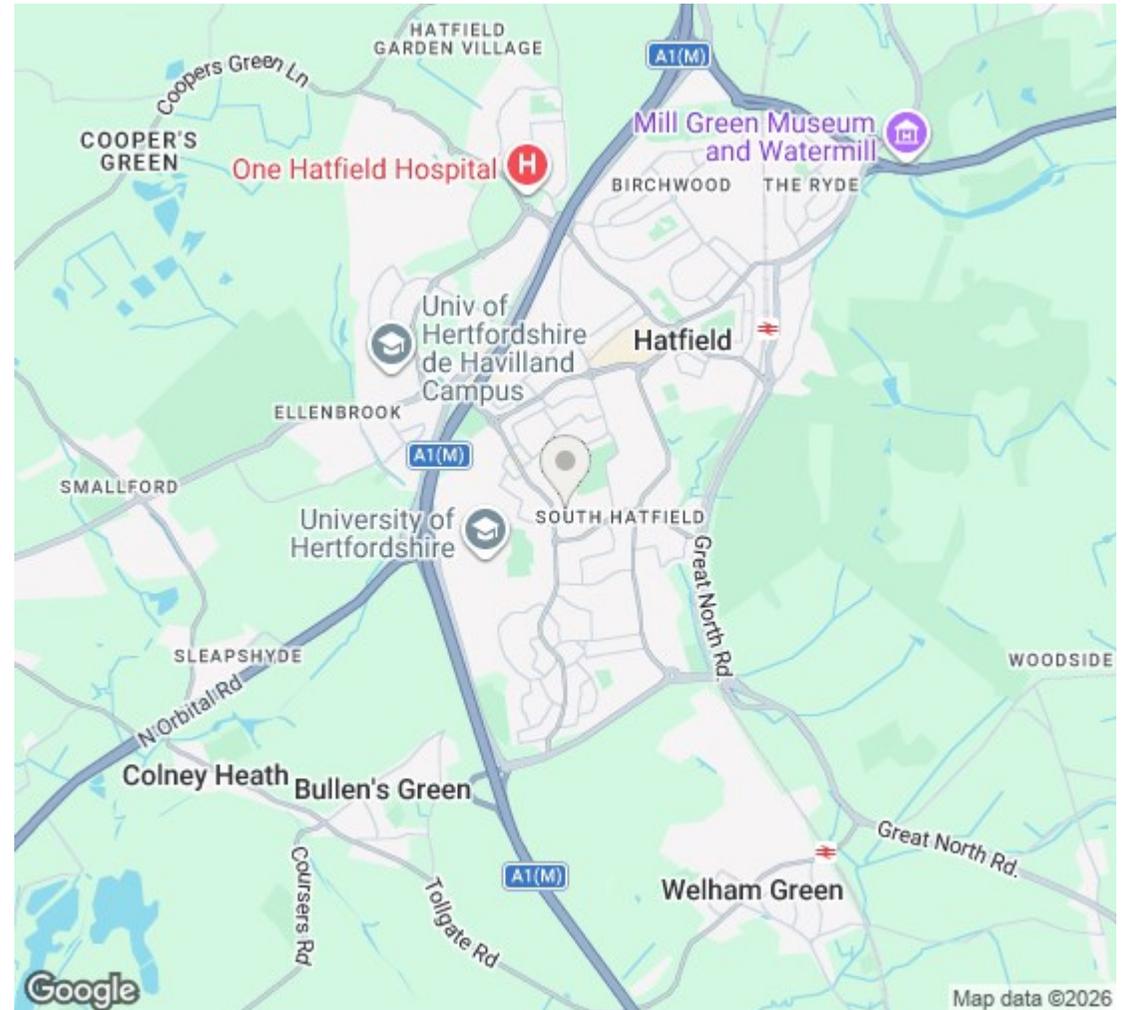


**Total area: approx. 56.5 sq. metres (608.6 sq. feet)**

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>	84	84
(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		
<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.

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