



 **mather**  
estates

Great North Road, Hatfield, AL9 5FA

**Guide Price**     **£230,000**



# Great North Road, Hatfield

Guide Price: £230,000-£240,000

Benefiting from being "share of freehold" is this conveniently located one double bedroom ground floor apartment, situated in a popular modern development, with gated parking and lift access, just a stones throw from the train station, within walking distance to local shops, and opposite the entrance to the historic Hatfield House Estate, with its wonderful parks and gardens.

The accommodation briefly comprises of a private entrance hall with video entry phone security system, a spacious open plan living room/kitchen, providing a living area, which opens to the kitchen which has integrated lighting and appliances, double bedroom with built in wardrobes, and a lovely bathroom/wc.

The apartment is double glazed and has radiator central heating, gated allocated parking. Internal viewing essential!!!

Chain free sale with immediate vacant possession. please call us on 01707 270777.





#### **Communal Entrance Hall**

Security video entry phone system to communal entrance door, windows to front and side, stairs and lift to all floors, post boxes.

#### **Entrance Hall**

7'8 x 3'10

"Ted Todd" Oak flooring, cloaks cupboard with boiler, electric heater, video entry phone security system, radiator, recessed LED spotlights, doors to:

#### **Open Plan Kitchen and Living Room**

10'9 x 18'10

Double glazed window to rear, wood flooring, CAT 5 cabling with satellite television, integrated speakers within the ceiling, radiator, recessed LED spotlights, "Ted Todd" Oak flooring, "Wilson fink" designed German hand sprayed, satin matt lacquer units, complimentary Quartz work surfaces and glass up stands, breakfast bar, soft close anti slip drawers, inset stainless steel sink with mixer tap, integrated dishwasher, washer/dryer and fridge/freezer built in "Siemens" stainless steel microwave, oven and hob with extractor over, drawer units, concealed lighting, recessed LED spotlights.

#### **Living Area**

10'9 x 9'6

#### **Kitchen Area**

10'9 x 8'5



#### **Double Bedroom**

11'6 x 11'10

Double glazed window to rear, built in wardrobes, electric radiator, CAT 5 cabling with satellite television.

#### **Bathroom/WC**

Modern white suite comprising of bath with concealed mixer tap, shower over with glazed screen, vanity wash hand basin with mixer tap, drawers under and mirror over with light, concealed cistern wc with dual flush, complimentary tiling to full height, chrome effect heated towel rail, porcelain tiled floor, extractor fan, recessed LED spotlights.

#### **Private Parking**

Gated entrance leading to private underground parking with an allocated space, communal bin store, bicycle parking area, security lighting.

#### **Leasehold Information**

Currently becoming share of freehold with the ground rent reducing to peppercorn

Current Leasehold:

125 years from 1 September 2018.

Ground Rent:

£250 pa.

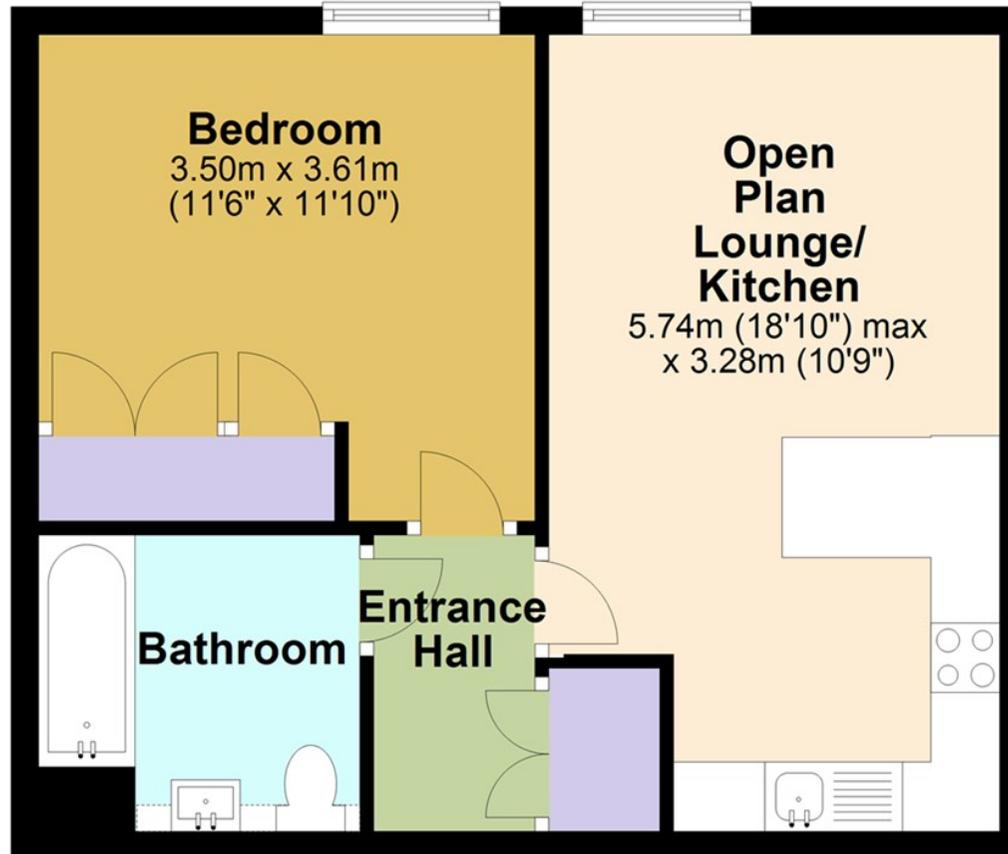
Service Charge;

Approximately £1000 pa. (To be confirmed)



# Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)

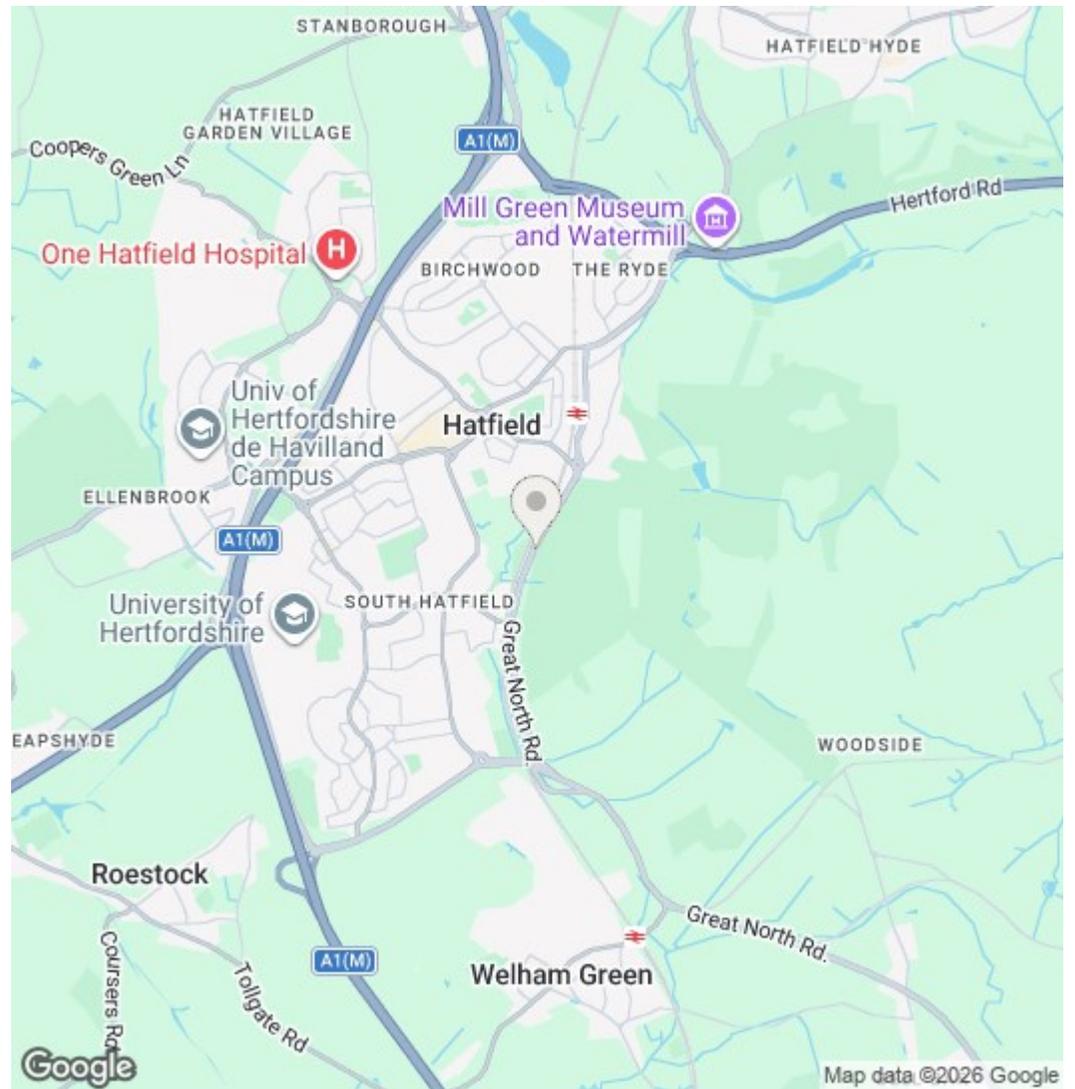


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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