



**ABSOLUTE**  
PROPERTY

20 Red Lion Court Great North Road  
Hatfield, AL9 5BW

£315,000





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Absolute Property are pleased to offer this two bedroom top floor apartment. Located within a secure gated development in Old Hatfield and is close to the BR station. This property benefits from allocated parking, security entry phone system, open plan kitchen/living, double glazing, fitted wardrobes, gas central heating and comes with the added advantage of being offered chain free. Viewing is highly recommended.

Old Hatfield, by the grounds of historic Hatfield House and a short walk to Hatfield main line B.R. Station for London's Kings Cross/Moorgate - 25 mins and St Pancras International. Few minutes by car from a choice of 'A' roads with leisure and shopping facilities all close by.



**Entrance:**

Door to communal entrance lobby. Light points. Stairs rising to second floor (top).

**Entrance Hall:**

Two storage cupboards, one housing the fuse box and the other housing the boiler and additional storage. Radiator.

**Lounge / Kitchen:**

15'1 x 13'10 (4.60m x 4.22m)

Double glazed window to sunny southerly aspect. Two radiators. Telephone point. TV aerial point. Chrome light fittings, double glazed window to side aspect. Modern style fitted kitchen with a range of wall and base units with oak effect doors and chrome handles. Dark marble effect roll edge work surface and complimentary splash back. Stainless steel single drainer sink with mixer tap. Built in electric oven with gas hob and obscure splash back. Extractor over. Integrated washing machine.

**Bedroom One:**

Full length fitted wardrobe with oak effect edging and mirror faced sliding doors. Radiator. TV aerial point.

**Bedroom Two:**

Double glazed window to rear aspect. Radiator.

**Bathroom:**

Modern white suite. Panel enclosed bath with mixer taps with shower. Wash hand basin on pedestal with mixer taps. Low level WC. Full length white ladder radiator. Mainly tiled. Chrome light fitting. Extractor fan.

**Parking:**

One allocated parking space.

**Area:**

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**Energy Efficiency Rating**

Very energy efficient - lower running costs

Current: 79% (A-C) | Potential: 79% (A-C)

Rating Scale: A (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 2009/10 EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current: 79% (A-C) | Potential: 79% (A-C)

Rating Scale: A (81-91), B (69-80), C (55-68), D (39-54), E (21-38), F (1-20), G

Not environmentally friendly - higher CO<sub>2</sub> emissions

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