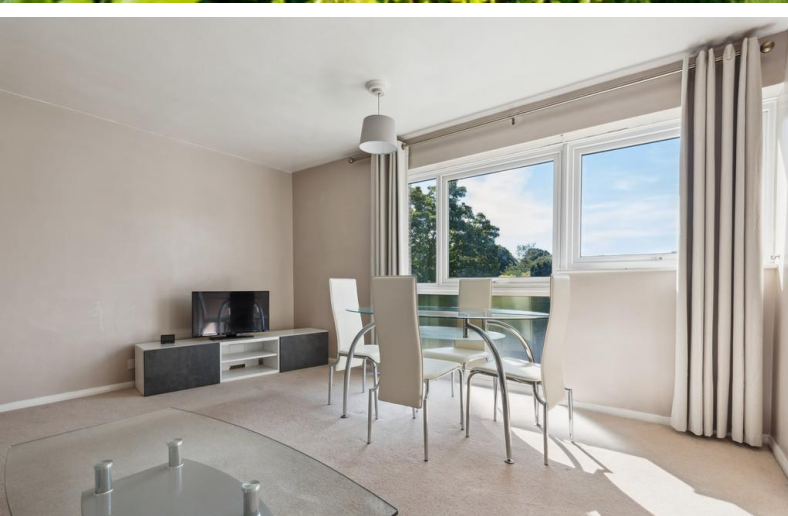


FOR SALE



Northcotts, Hatfield, Herts

Two Bedroom, One Bathroom, Apartment

ASKING PRICE OF **£257,000**





- **CHAIN FREE!**
- **Two-Double Bedroom First Floor** apartment situated on a quiet and attractive development
- **Minutes from Hatfield Train Station** and nearby road links to A1(M) and A414
- **Parking**
- **Secluded communal gardens** to front and rear of property
- **Ideal for residential or investment purposes**

SUMMARY

CHAIN FREE! This first floor two-bedroom Apartment is located to the rear of a quiet development situated a short walk from Hatfield Train Station, and on the outskirts of historic Old Hatfield. The Apartment comprises a spacious lounge/diner, kitchen, two double bedrooms, and bathroom. Outside there is allocated parking, and bicycle storage, together with quiet and attractive communal gardens. Hatfield BR Train Station is situated minutes' away featuring fast and frequent services to London Kings Cross, together with local shops, amenities, and good road links. The property would be ideal for either investors or first-time buyers!

ENTRANCE HALL

Carpet, radiator, entry-phone system, ceiling light.

LOUNGE 14' 8" x 14' 6" (4.47m x 4.42m)

Bright spacious lounge with carpet, large double-glazed windows to front aspect, ceiling light; door leading to kitchen.

KITCHEN 11' 2" x 5' 4" (3.42m x 1.64m)

Bright spacious lounge with carpet, large double-glazed windows to front aspect, ceiling light; door leading to kitchen.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM ONE 13' 7" x 11' 2" (4.14m x 3.41m)
Master Bedroom with laminate floor, large built-in cupboard space, large double-glazed window to rear aspect, coving, ceiling light.

BEDROOM TWO 13' 7" x 9' 1" (4.14m x 2.78m)
Carpet, cupboard housing hot water tank, cupboard/storage space, double-glazed window to rear aspect, ceiling light

BATHROOM

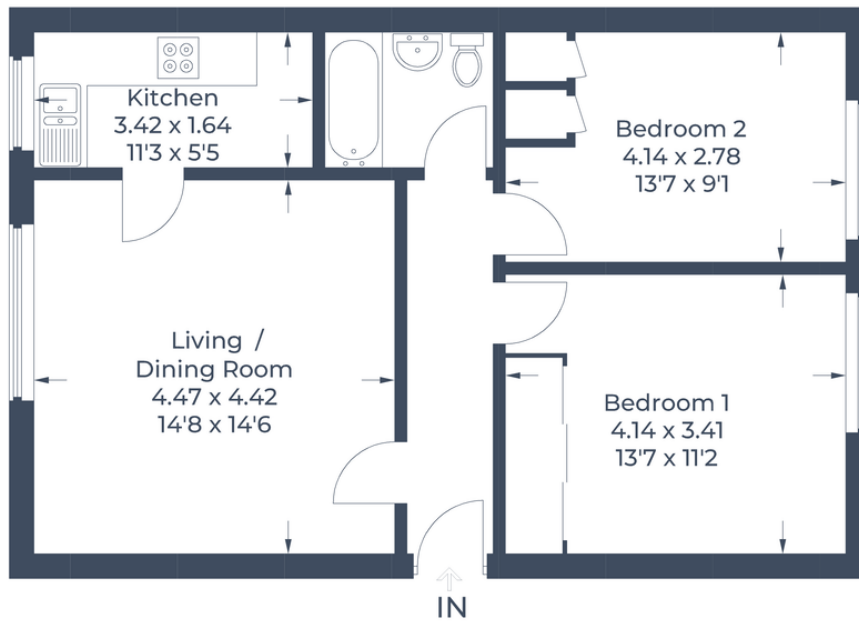
Laminate floor, white bathroom suite comprising bath with shower attachment, sink with silver mixer tap and cupboard, low-level flush WC, heated towel rail, part tiled walls, ceiling light.

EXTERNAL SPACE

Allocated parking, quiet and attractive private communal gardens, bicycle storage.



Approximate Gross Internal Area
63.0 sq m / 678 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

