



mather
estates

Great North Road, Hatfield, AL9 5EN

£300,000



Great North Road, Hatfield

Guide Price £300,000-£315,000
Stunning two double bedroom second floor apartment situated on the borders of Hatfield's historic "Old Town" within a short walk of the mainline train station and the Hatfield House Estate.

This delightful apartment is offered for sale with no onward chain and briefly comprises of communal entrance hall with security entryphone system, lift and stairs to all floors, private entrance hall with security entryphone, living room which is open plan to the kitchen/diner, master bedroom with en-suite and fitted wardrobes, further double bedroom with fitted wardrobes, bathroom/wc. Outside there is private allocated parking and well maintained communal grounds. Please call 0707 270777 to arrange your viewing.

- 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.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor





Communal Entrance Hall

Lift and stairs to all floors, post boxes.

Private Entrance Hall

Security entryphone system, wood flooring with under floor heating, built in storage cupboard.

Open Plan Living Room/Kitchen diner

20'7 x 14'6

Living Area

Double glazed window to side, wood floor with under floor heating, television and telephone points, open to:

Fitted Kitchen/diner

Fitted with a range of wall and base units, complimentary granite work surfaces and splash back, inset one and a half bowl sink with mixer tap, integrated fridge/freezer, space for washing machine and dishwasher, inset hob with stainless oven under and chimney style extractor hood over with stainless steel back splash, inset spotlights, concealed counter lighting, wood floor with under floor heating.

Master Bedroom

10'5 x 9'9

Double glazed window to side, built in wardrobes, wood floor with under floor heating, door to:

En Suite

Fully tiled shower cubicle with power shower, concealed cistern wc, vanity wash hand basin with tiled splash back, mixer tap and shower attachment, chrome effect heated towel rail, tiled floor with under floor heating, inset spotlights, extractor fan.



Bedroom Two

11'6 x 9'9

Double glazed window to side, built in wardrobes, wood floor with under floor heating.

Bathroom/wc

Comprising of panel enclosed bath with mixer tap and shower over, complimentary tiled surround and glass screen, wc, vanity wash hand basin with mixer tap and tiled splash back, chrome effect heated towel rail, tiled floor with under floor heating, inset spotlights, extractor fan.

Communal Gardens

Well stocked walled gardens, patio areas with bench seating, lighting.

Parking

Private allocated parking for one vehicle.

Leasehold

Leasehold Information:

125 years from 24th June 2016.

Ground Rent: £200 pa.

Ground rent increases;

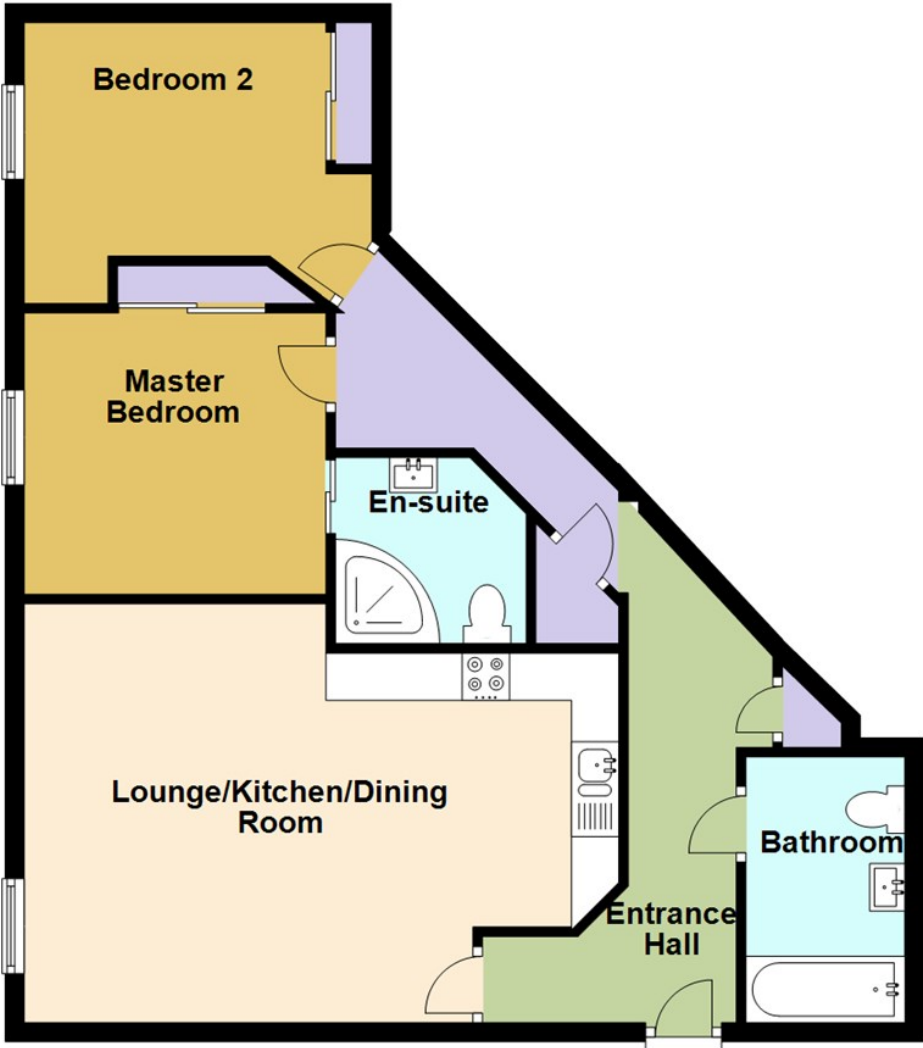
£200 until 23/6/2041

£400 from 24/6/41-23/6/66

Maintenance Charge: Approximately £1600 pa including building insurance



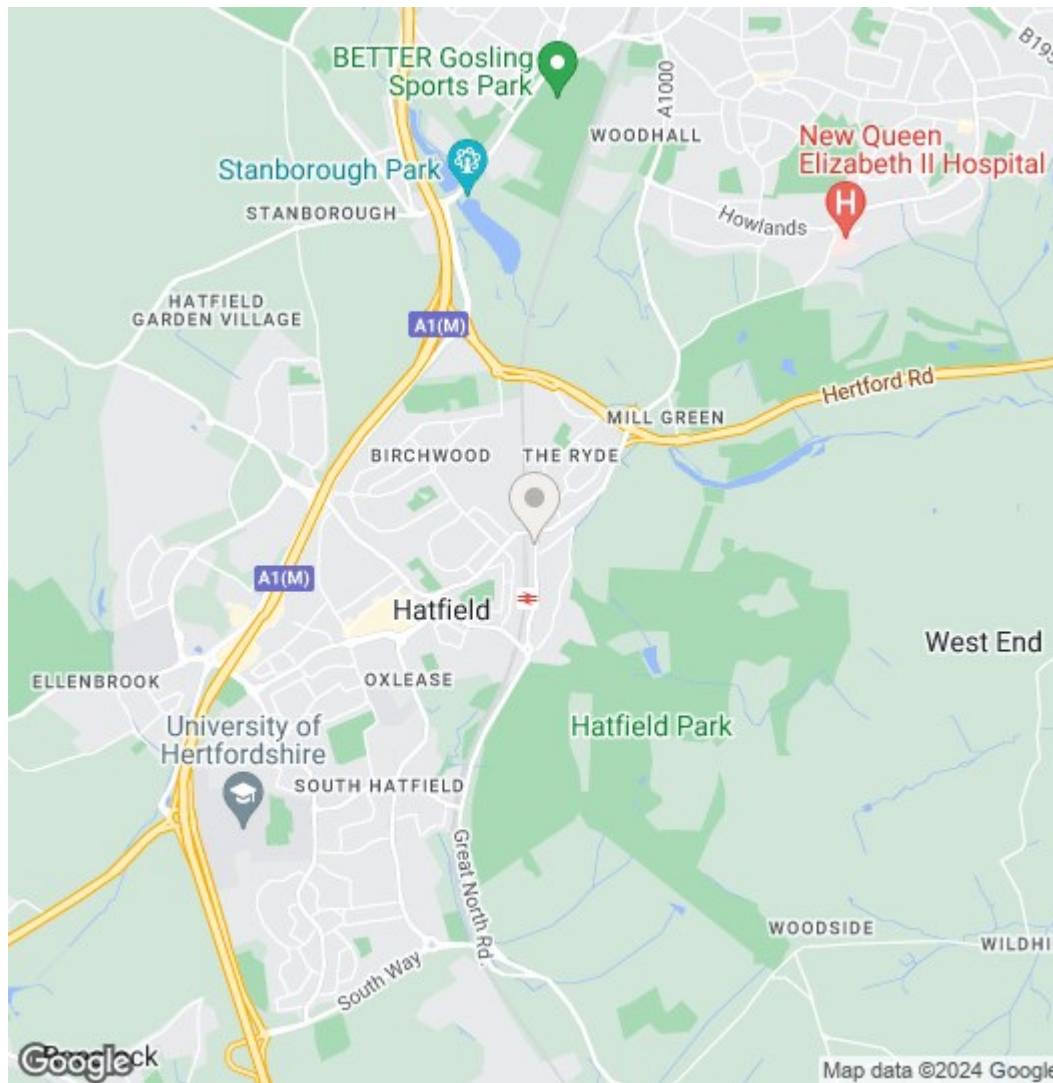
Second Floor



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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	65	65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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