



**mather**  
**estates**

St. Lukes Court, Hatfield, AL10 0FD

**Guide Price £245,000**





**St. Lukes Court, Hatfield**

Guide Price £245.000 - £255.000

Modernised two double bedroom apartment with en-suite situated within a short walk of the town centre and train station.

This delightful apartment has been re decorated and carpeted and had a fitted kitchen/breakfast room, the accommodation briefly comprises of entrance with security entry phone system, a good sized lounge/diner with Juliet balcony, refitted kitchen/diner with appliances, master bedroom with en-suite shower room/wc, good size second bedroom, fully tiled bathroom. The property is double glazed throughout and has gas radiator central heating.

Outside there are well maintained communal grounds and private allocated parking to the rear.





#### **Communal Entrance Hall**

Entry phone security system, stairs to all floors, private entrance door to:

#### **Private Entrance Hall**

Security entry phone system, radiator, cupboard housing gas fired boiler, doors to:

#### **Lounge/diner**

16' x 14'6

Double glazed French doors to rear with Juliet balcony, tv and telephone points, two radiators, door to:

#### **Refitted Kitchen/diner**

9'10 x 8'7

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drainage with mixer tap, built in stainless steel gas hob with oven under and feature extractor hood over, space for washing machine and fridge/freezer, radiator, recessed spotlights, double glazed window to rear.

#### **Master Bedroom**

10'9 x 10'3

Double glazed window to front, radiator, door to:

#### **En-Suite**

Corner shower cubicle with sliding doors, pedestal wash hand basin with mixer tap, dual flush wc, complimentary tiling, radiator, extractor fan.



#### **Bedroom Two**

12'8 x 8'8

Double glazed window to front, radiator.

#### **Bathroom**

Comprising of panel enclosed bath with mixer tap and shower over, glazed screen, pedestal wash hand basin with mixer tap, dual flush wc, complimentary tiling to full height, radiator, extractor fan.

#### **Communal Grounds**

Well maintained communal gardens with lawn areas, shrubs bushes and evergreens, refuge/recycling area.

#### **Private Parking**

Private allocated parking space to rear.



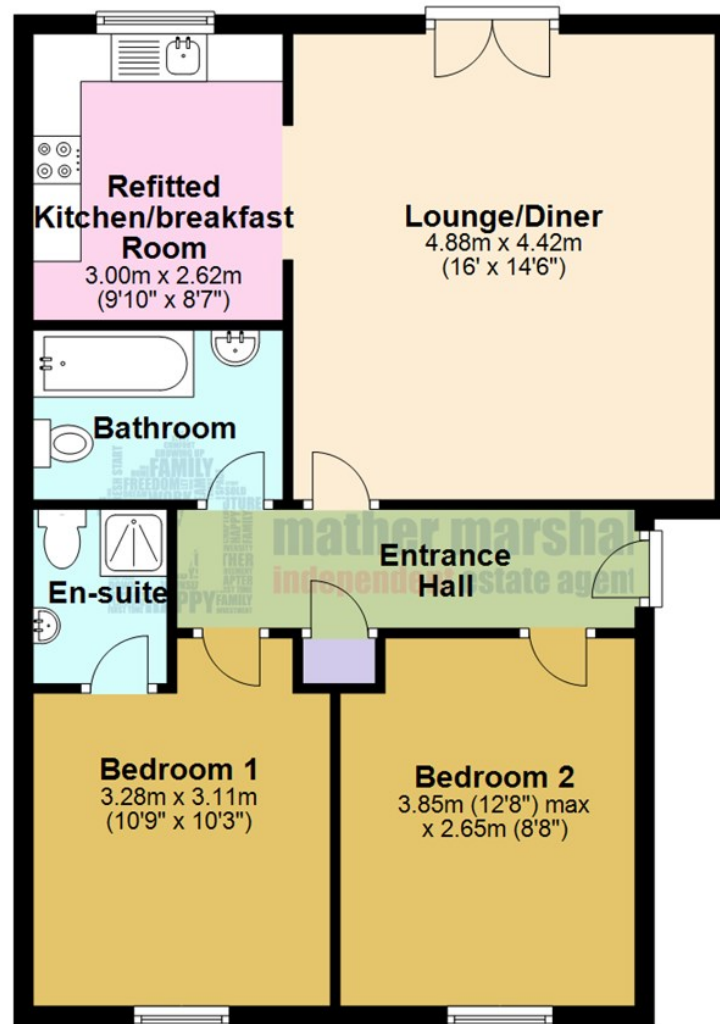
## Second Floor



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.


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## Second Floor

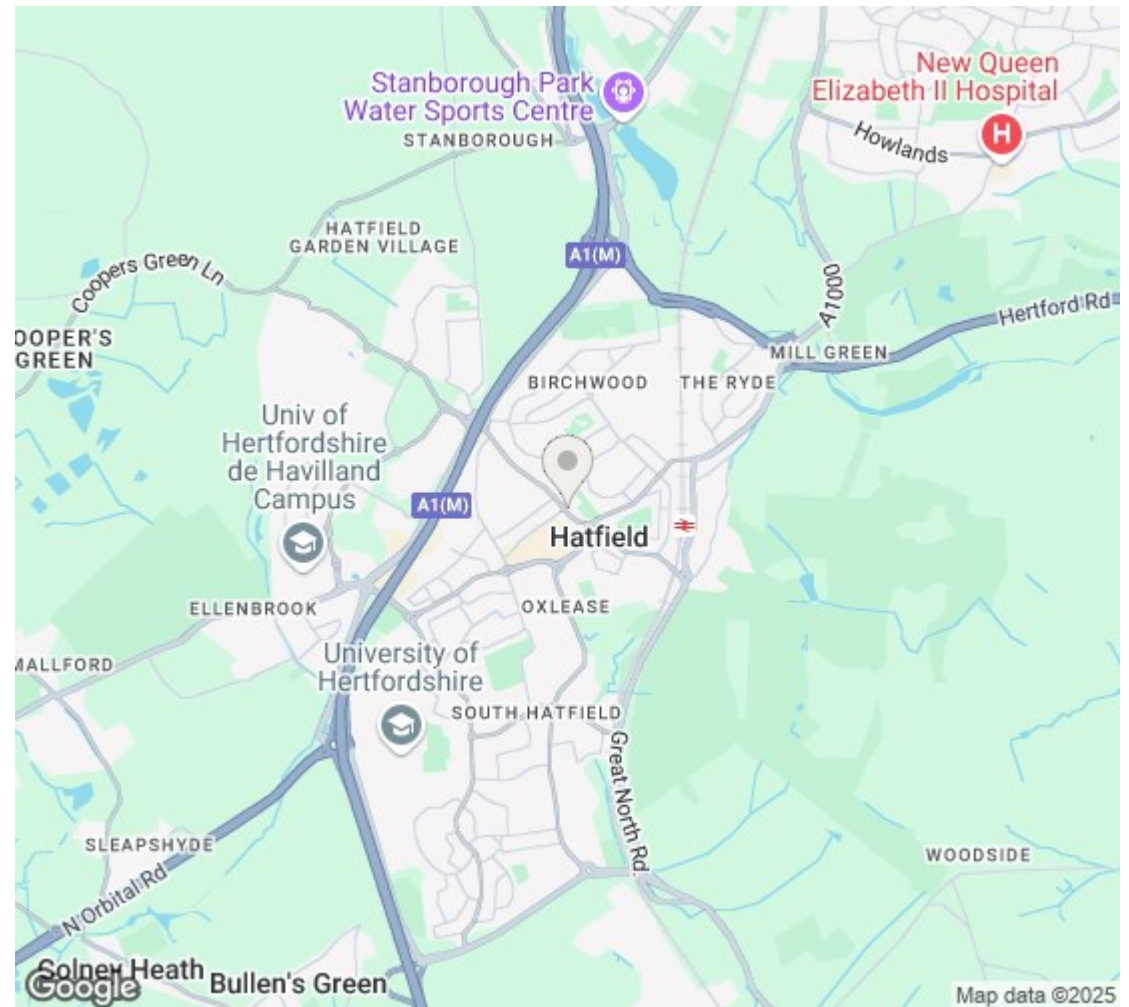


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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(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.
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.

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