



Northcotts, Old Hatfield, AL9 5ES

£280,000





**Northcotts, Old Hatfield**

Chain free ground floor two bedroom apartment located in a popular development in historic Old Hatfield just a short walk from the train station and the "Hatfield House" Estate..

The apartment is offered with immediate vacant possession and briefly comprises of an entrance hall with security entryphone system, a spacious lounge/diner, kitchen, two double bedrooms and a refitted shower room. The property is double glazed and electric oil filled radiator central heating.

The apartments sit within well maintained communal grounds, there is a garage and some visitor parking.

Please call us for further details on 01707 270777







#### Communal Entrance hall

Double glazed entrance door and window to front, security entryphone system, meter cupboard, stairs to first floor , private entrance door to:

#### Private Entrance Hall

Security entryphone system, telephone point, door to:

#### Lounge/diner Room

14'8 x 14'6

Double glazed windows to side, electric radiator, wood effect flooring, door to:

#### Kitchen

5'4 x 11

Range of wall and base units, complimentary work surfaces and tiled splash backs, stainless steel single drainer sink unit with mixer tap, space for fridge/freezer and washing machine, space for oven with extractor over, tiled flooring, double glazed window to side.

#### Bedroom One

11 x 13'6

Double glazed window to side, electric radiator.

#### Bedroom Two

9 x 13'6

Double glazed window to side, built in storage cupboard, airing cupboard, electric radiator..

#### Refitted Shower Room

Comprising of a fully tiled electric shower with glazed partition, dual flush wc, vanity wash hand basin with mixer tap and storage under, complimentary wall tiling, heated towel rail, extractor fan.

#### Parking

Allocated to front.

#### Garage

En bloc, up and over door.

#### Communal Gardens

Well established and maintained which are mainly laid to lawn, flower and shrub beds, various bushes and evergreens, cycle storage, refuge and recycling area.

#### Leasehold Information

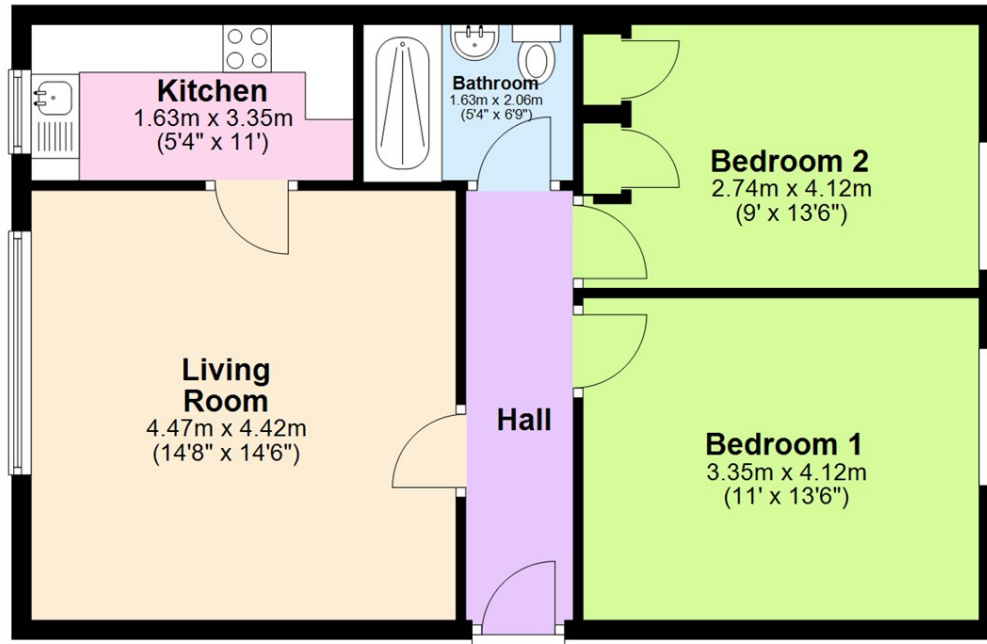
Approximately 107 years remaining

Annual ground rent approximately - £200

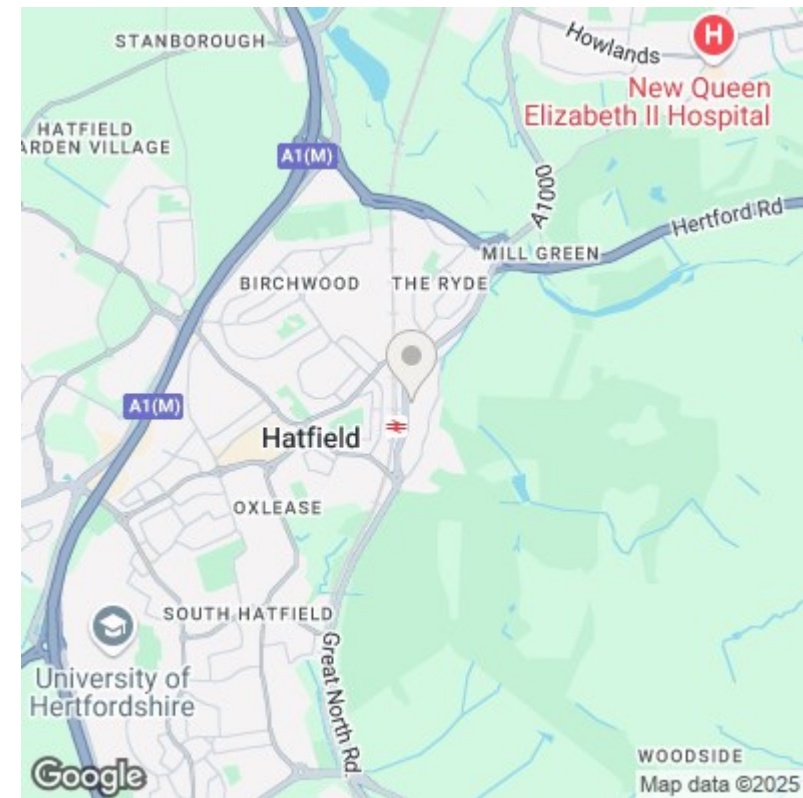
Annual service charge approximately - £1500



## Ground 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.  
Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
<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) 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		
<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.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ  
01707 270777 | hatfield@matherestates.com