



Sparrowhawk Place, Hatfield, AL10 9UR

£267,500



2



2



1

Sparrowhawk Place, Hatfield

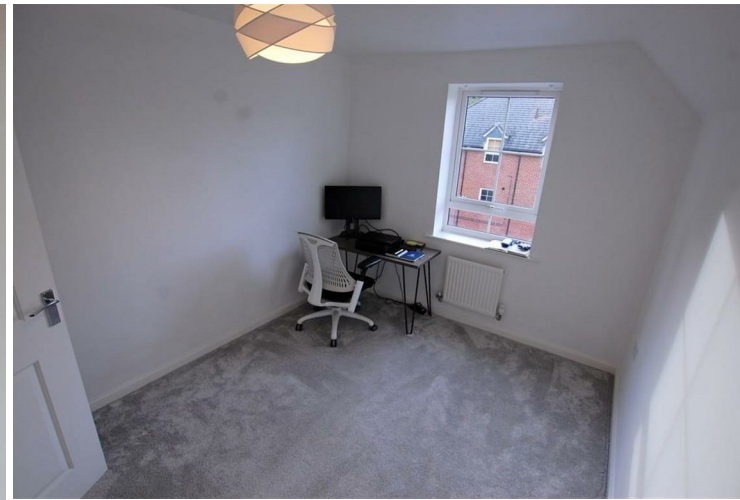
Tucked away in the corner of a popular modern development close to shops, the University of Hertfordshire, business park and Galleria shopping & leisure centre, is this two double bedroom top floor apartment with en-suite.

The apartment is offered chain free and briefly comprises of entrance hall with security entry phone system, a dual aspect 18' open plan living room/kitchen with integrated appliances, two double bedrooms with en suite to the master bedroom, bathroom/wc. The apartment is double glazing and gas radiator central heating with a combination boiler.

Outside there is a private allocated parking space for ne vehicle, guest parking is also available.

Please call us on 01707 270777 for further details or to arrange your viewing.





Communal Entrance Hall

communal entrance door, stairs leading to all floors.

Private Entrance Hall

Private entrance door, security entryphone system, wood effect flooring, storage cupboard, doors to:

Dual Aspect Open Plan Living room/kitchen

18'10" x 11'1"

Kitchen area

Fitted with a range of wall and base units with complimentary work surfaces and tiles splash back.single bowl inset stainless steel with drainer and mixer taps. built in stainless steel gas hob with stainless splash back, oven and extractor hood over, integrated washing machine and dishwasher, space for fridge/freezer, cupboard housing gas fired combination boiler, recessed spotlights, double glazed window to front

Living Area

Dual aspect lounge with double glazed windows to front and side, tv and phone points, recessed spotlights, two radiators, opening to:

Master Bedroom

14'0" x 10'5"

Double glazed window to side, radiator, door to:

En Suite

Suite comprising of a fully tiled double shower cubicle with rainfall and handheld showers, wash hand basin with mixer tap, dual flush wc,

Bedroom Two

11'1" x 8'9"

Double glazed window to front, radiator.

Bathroom/wc

Bathroom suite comprising of panel enclosed bath with mixer tap, shower over and complimentary tiled surround, pedestal wash hand basin with mixer tap and tiled splash back, dual flush WC, radiator, extractor fan..

Outside

Refuse store, communal garden area.

Private Parking

Allocated space for one vehicle

Leasehold Information

157 year lease from 2014 (Approximately 146 years remaining.

Ground rent; £300 per annum

Service charge (Including buildings insurance); Approximately £1884 per annum

Top 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		
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		
(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	

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