



Roe Green Lane, Hatfield, AL10 0SH

Guide Price £270,000



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Roe Green Lane, Hatfield

Guide Price £270,000-£280,000

Conveniently located and benefiting from being share of freehold, this ground floor apartment built in 2016 offers two double bedroom, two bathroom and viewing is highly recommended.

Just a short walk from the town centre, train station, business park and University, this delightful apartment comprises of entrance hall with video entry phone, an open plan living room/kitchen with bay window and integrated appliances. and 18' master bedroom with en-suite shower room, further double bedroom and family bathroom,

Outside there are well kept communal gardens and private allocated parking.

Please call us on 01707 270777 for further details.





Communal Entrance Hall

Entrance door to front, stairs to all floors, door to:

Private Entrance Hall

Video entry phone system, wood effect flooring, radiator, doors to:

Open Plan Kitchen/Living Room

Double glazed bay window to front, radiator, wood effect flooring, range of fitted wall and base units with complimentary work surfaces and upstands, inset hob with stainless steel splash back, oven under and extractor hood over, built in sink with integrated work surface drainer, integrated fridge freezer & washing machine, built in microwave.

Bedroom One

Double glazed window to front, radiator, built in double wardrobe, door to:

En-suite

Fully tiled corner shower cubicle, dual flush wc

Bedroom Two

Double glazed window to side, radiator

Family Bathroom

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



Parking

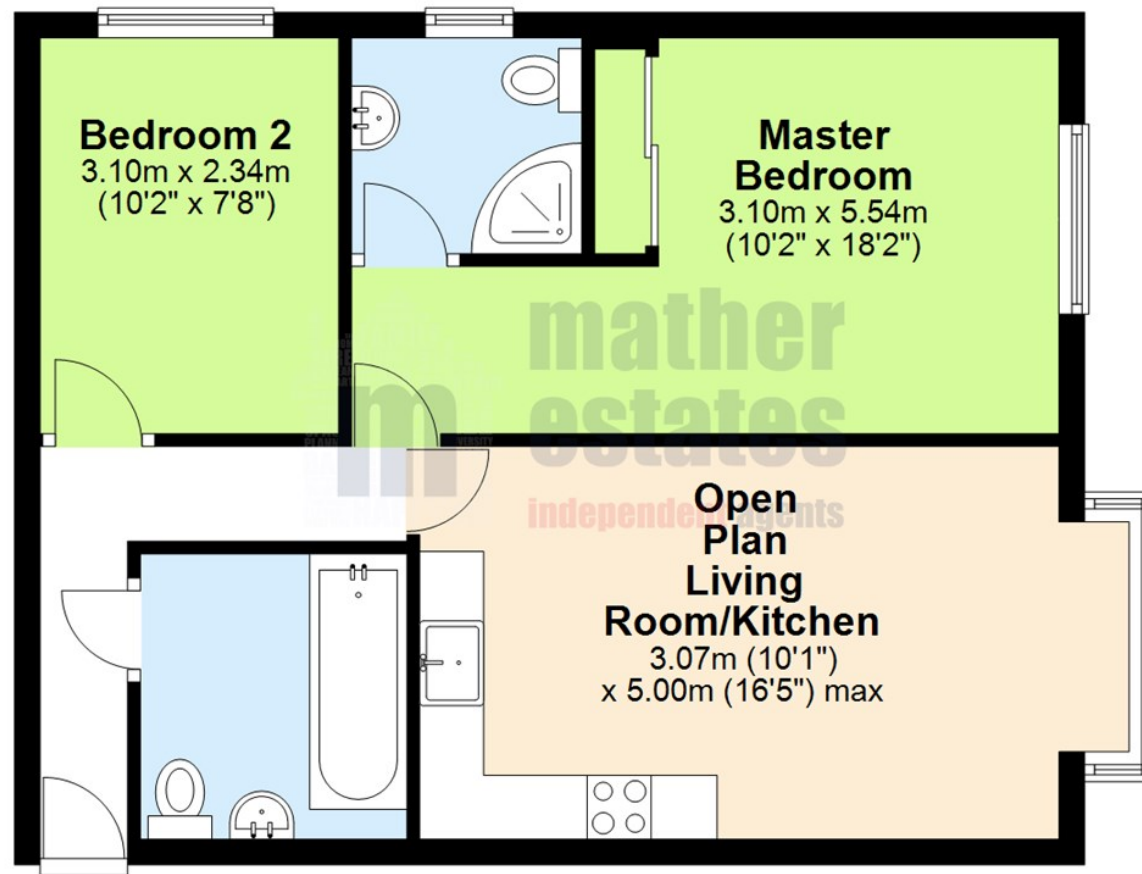
Private allocated space for one vehicle within the carpark to the rear.

Communal Garden

To the front of the property, various shrubs and evergreens, wrought iron fence and gate to front.



Ground Floor



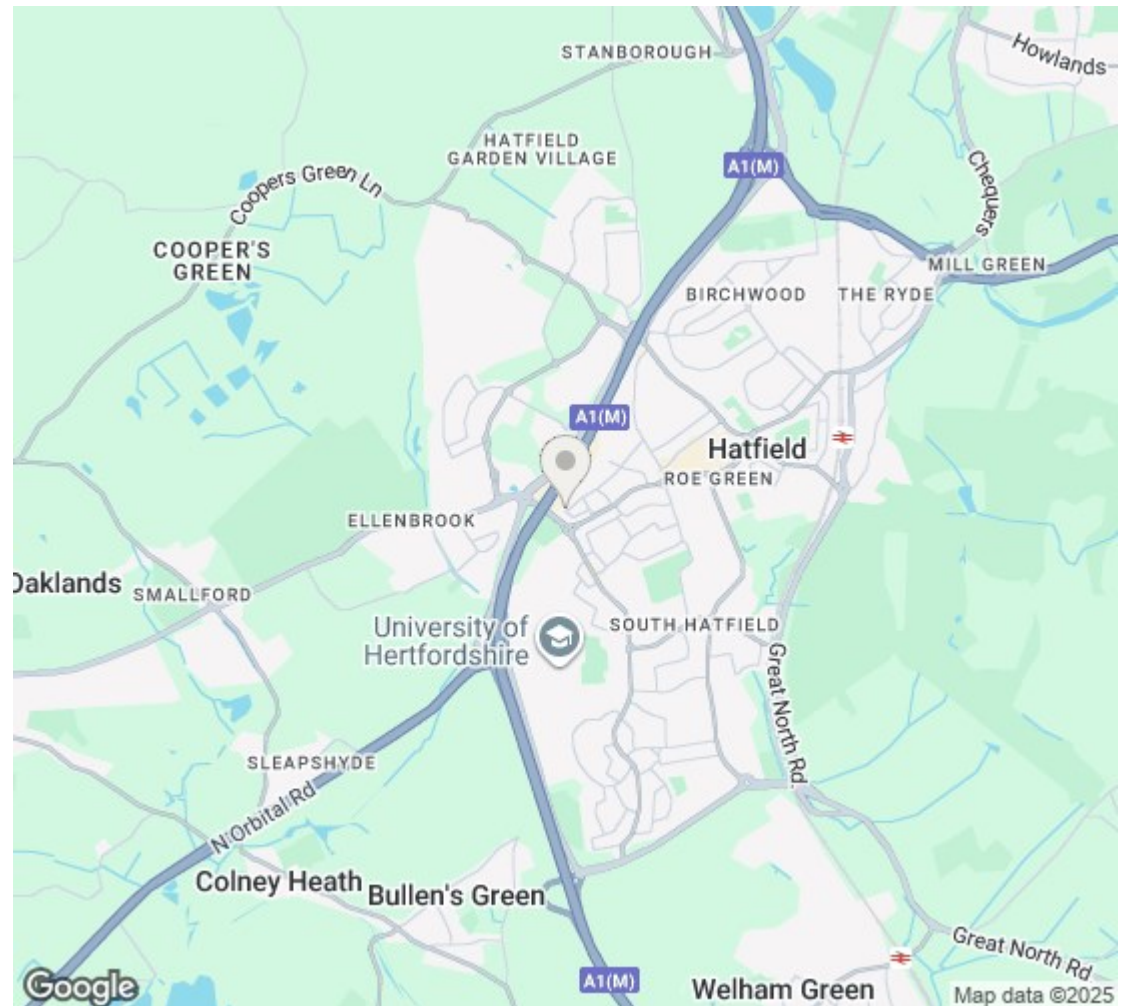
Total area: approx. 49.2 sq. metres (529.4 sq. feet)

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.

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