



**2 Bed  
Apartment  
located in Hatfield**

**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Great North Road  
Hatfield  
AL9 5BW



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£313,500

CHAIN FREE! Situated in this Exclusive Gated Development minutes from the mainline station with fast links to Kings Cross is this TWO DOUBLE BEDROOM FIRST FLOOR FLAT which features an En Suite and Parking Ideal First Time Buy or for Investment purposes – annual estimated rental income is £18,000.

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Door to Communal Entrance Lobby with staircase to first floor.

Personal wooden Entrance Door with spyhole opens into:

#### ENTRANCE HALL

13' x 3' 9

Storage cupboard with shelving and housing the electricity consumer unit, additional storage cupboard with shelving also housing the gas central heating boiler, single radiator, wall mounted entry phone. Door to:

#### OPEN PLAN KITCHEN/LIVING AREA

16'6 x 13'

Kitchen Area: Range of light wood effect wall, drawer and base units with black working surfaces and upstands, integrated oven with 4 ring gas hob above, glazed splashback and stainless steel extractor hood above, under counter lighting, integrated Philips Whirlpool washing machine, space for fridge/freezer, stainless steel sink with mixer tap and white UPVC framed Georgian style double glazed window.

Living Area featuring two double radiators, carpeted floor, UPVC framed Georgian style double glazed window.

#### BEDROOM ONE

12'4 x 10'10

Fitted with glazed sliding wardrobes with shelving and hanging rails, double radiator, UPVC framed Georgian style casement doors and matching sidelights with Juliette balcony overlooking the communal gardens. Door to:

#### EN-SUITE SHOWER ROOM

7' x 5'8

White suite fitted with a tiled shower cubicle with glazed bi-folding door having wall mounted shower controls, pedestal wash hand basin with mixer tap, top flush w.c., shaver point, heated towel rail, tiled floor, UPVC framed Georgian style double glazed obscure glass window.

#### BEDROOM TWO

10'8 x 10'

Double radiator, UPVC framed Georgian style double glazed window.

#### BATHROOM

Suite comprising panel enclosed bath with mixer tap and wall shower attachment, fitted shower screen, pedestal wash hand basin, top flush w.c., heated towel rail, tiled to bath, shower and sink areas.

#### EXTERIOR

Communal Gardens, Parking area.

Leasehold - 198 years remaining. Service charge £1841.00 paid January and July. Council Tax band D - Welwyn and Hatfield Council.

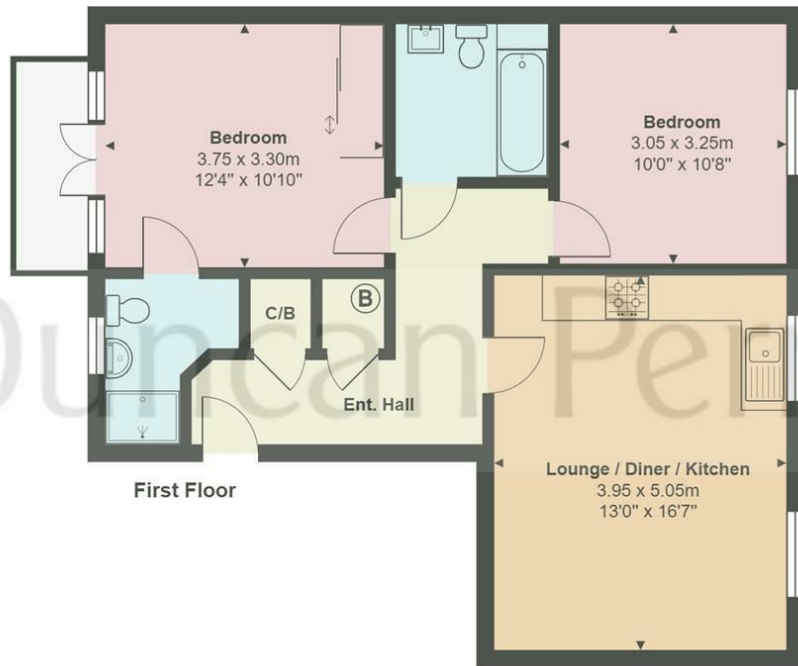
Property Information





We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These Particulars do not constitute a contract or part of a contract.





## Red Lion Court, Hatfield, Hertfordshire AL9

Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### DIRECTIONS

Please refer to google maps using property post code

### CONTACT

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