

**2 Bed
Apartment
located in Hatfield**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

North Drive
Hatfield
AL9 5EG



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£245,000

Duncan Perry offers a modern two bedroom apartment located within walking distance of Hatfield mainline station. Gated development, double aspect open plan kitchen/lounge, en-suite, further bathroom, double glazed, communal courtyard and allocated underground parking space and further visitor parking. Viewing recommended.

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Steps up to the main entrance with a communal front door. Intercom phone entry system.

Wooden entrance door with spy hole opening into:

HALLWAY

Coving to ceiling. Cupboard housing Megaflo tank. Second cupboard housing consumer unit and storage. Single radiator. Entrance phone. Spotlights to ceiling. Doors to all rooms.

BEDROOM ONE

Double radiator. Feature wood panelled wall. White UPVC double glazed window with further secondary glazing, Fitted white wardrobe with hanging and shelving. Coving to ceiling.

EN-SUITE

Accessed via white bi-fold doors. White suite comprising of shower cubicle with bi-fold doors. Wall mounted shower with separate wall mounted controls. Fully tiled in shower and part tiled walls. White toilet with top flush. Shaver point. White pedestal sink with mixer tap. Chrome heated towel rail. Ceiling mounted extractor fan. Wood effect flooring.

SECOND BEDROOM

White UPVC double glazed window with further secondary glazing. Single radiator. Coving to ceiling. Storage cupboard containing shelving. Further shelving.

BATHROOM

White suite comprising white bath with handheld shower attachment and mixer tap. White toilet with top flush. Chrome heated towel rail. White pedestal sink with mixer tap. Shaver point, Ceiling extractor fan. Wood effect flooring. Part tiled.

OPEN LOUNGE/KITCHEN

Lounge Section

Double aspect with White UPVC double glazed window with secondary glazing. Further smaller White UPVC double glazed window with secondary glazing. Coving to ceiling. Spotlights to ceiling. Double radiator.

Kitchen section

Range of wall, drawer and base units in blue. Wood effect working surface. Tiled splashback. One and a half bowl stainless steel sink with mixer tap and drainer. Neff electric oven with stainless steel four ring gas hob above. Stainless steel Neff extractor fan above. Space for fridge freezer. Integrated Hotpoint washer/dryer. Potterton Boiler concealed within cupboard. Coving to ceiling. Wood effect flooring.

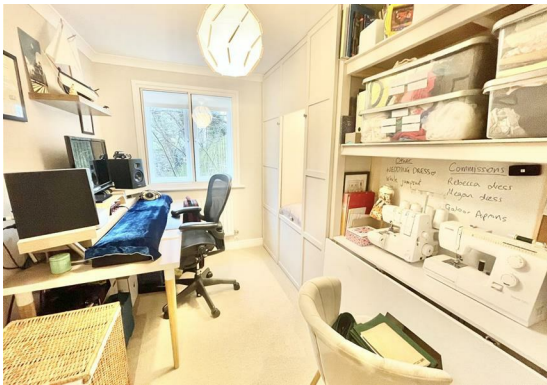
Leasehold 106 remaining. Ground rent £240 per annum. Annual service charge £2200.00 Council tax band D - Welwyn and Hatfield Council.

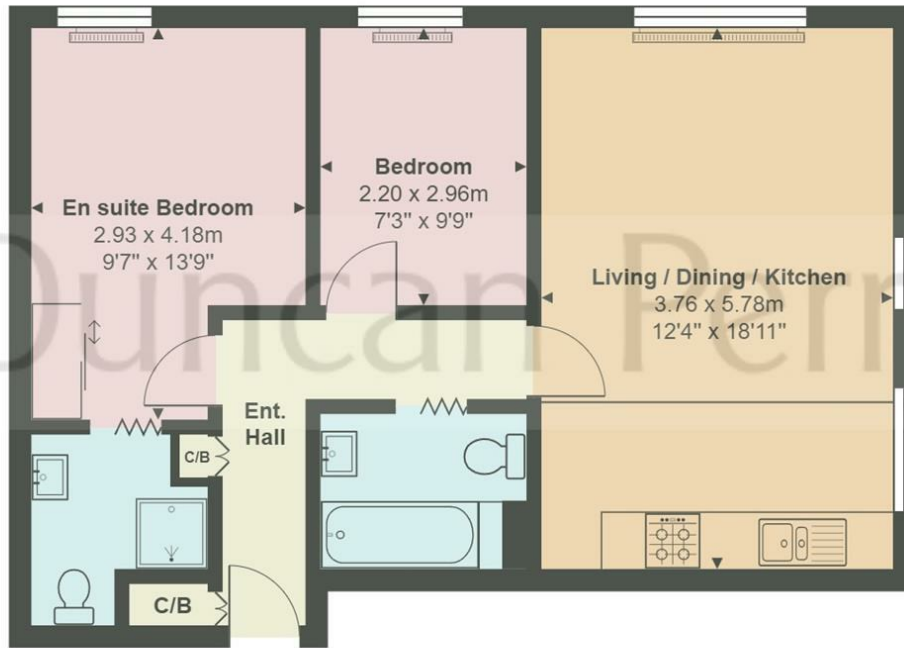
Property Information

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.






Kings Place, Hertfordshire AL9

Total Area: 55.0 m² ... 592 ft²

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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC  | | |

DIRECTIONS

Please refer to google maps using property postcode

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