



Carnegie

Estate Agents, Surveyors and Property Management

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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**80 Parkhouse Court, Hatfield, Hertfordshire, AL10 9QZ**

**£200,000**


A smart one bedroom first floor flat in good condition on the first floor of this modern block close to Hatfield Business Park and shops. The property has lift access and an allocated parking space. The flat would make an ideal rental investment. Chain free although currently let until July 2024




Company incorporated in England No. 4713968

VAT No. 745 8368 91



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		

### Living room

16'0" x 13'11" max (4.88m x 4.25m max)

### Kitchen

9'3" x 7'10" (2.83m x 2.40m)

### Entrance hall

### Bedroom

14'2" max x 8'7" (4.34m max x 2.64m)

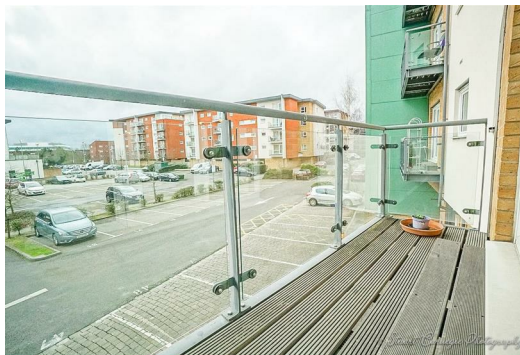
### Bathroom

### Lease information

Lease length 99 years from 2007 (83 years remaining)

Service Charge £1109.59 half yearly

Ground rent £200 per annum



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