



Carnegie

Estate Agents, Surveyors and Property Management

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### 6 Gloucester Court, Hatfield, AL10 0UT

**£295,000**

Welcome to this charming apartment located within the desirable gated community of Gloucester Court, Hatfield. Built in 2007, this modern property offers comfortable living space and is an ideal choice for small families or professionals seeking a convenient lifestyle. Upon entry, the property features an entrance hall with a storage cupboard and entry phone system, providing added security. There is a separate, well-equipped kitchen with integrated appliances, and a well-appointed reception room that offers a warm and inviting space, ideal for both relaxation and entertaining. The apartment comprises two spacious bedrooms, each with built-in wardrobes, designed to provide a peaceful retreat. There are two bathrooms, including a family bathroom and an en-suite, making everyday living and hosting guests effortless. A standout feature of the property is the south-facing balcony, which extends the living space outdoors and provides a private area to enjoy fresh air and views. The ground-floor position further enhances accessibility and convenience. Gloucester Court is ideally situated close to The Galleria shopping centre, offering a wide range of shops, restaurants, and leisure facilities. Hatfield town centre is within a short walking distance, and the property is conveniently located for the Hatfield Business Park and the University of Hertfordshire. Transport links are excellent, with easy access to the A1 (M), A414 and M25, while Hatfield Station provides direct rail services to London in approximately 20 minutes. In summary, this chain-free apartment in Gloucester Court presents an excellent opportunity to acquire a modern home in a prime Hatfield location. With its attractive features and strong transport links, it is well worth consideration.



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Living room

18'3" x 13'10" (5.58m x 4.23m)

## Kitchen

8'5" x 6'10" (2.59m x 2.10m)

## Master Bedroom

12'9" x 10'6" (3.89m x 3.21m)

## En-suite

5'5" x 5'11" (1.67m x 1.82m)

## Bedroom 2

10'7" x 11'5" at max (3.25m x 3.49m at max)

## Bathroom

5'8" x 6'6" (1.73m x 2.00m)

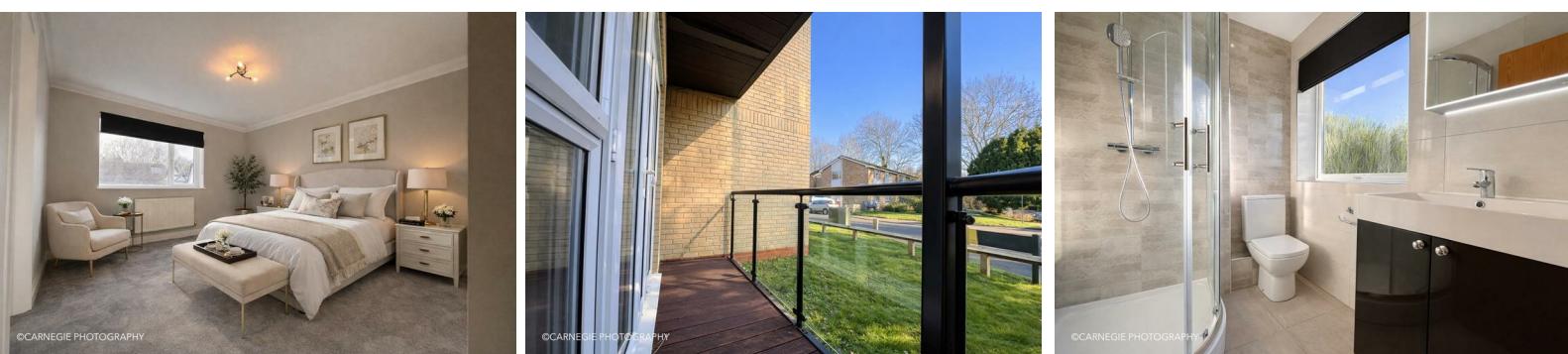
## Service Charge and Ground rent information

Service Charge - 1/4/25 to 31/3/26 - £1451.22

Ground Rent £240 per annum.

## Agent note

Some images have been virtually furnished/enhanced using AI and are for illustrative purposes only.



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