


**Parkgate House
Great North Road
Hatfield
AL9 5FA**

 **1 Bedroom**

 **1 Bathroom**

 **1 Reception Room**

 **1 Allocated Parking Space**

 **Communal**

 **EPC Band C**

Council Tax Band: C

£2,111.65 Apr 25/Mar 26

Leasehold: 125 years from 24/6/2017 to 23/6/2142.

Service Charge: £905 pa.

Ground Rent: £250 pa.

Terrorism Insurance: £287 pa.

Guide Price

£240,000 Leasehold

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An opportunity to acquire a stylish, one bedroom apartment with an allocated parking space. Parkgate House is an impressive modern development, close to excellent rail links to Central London.

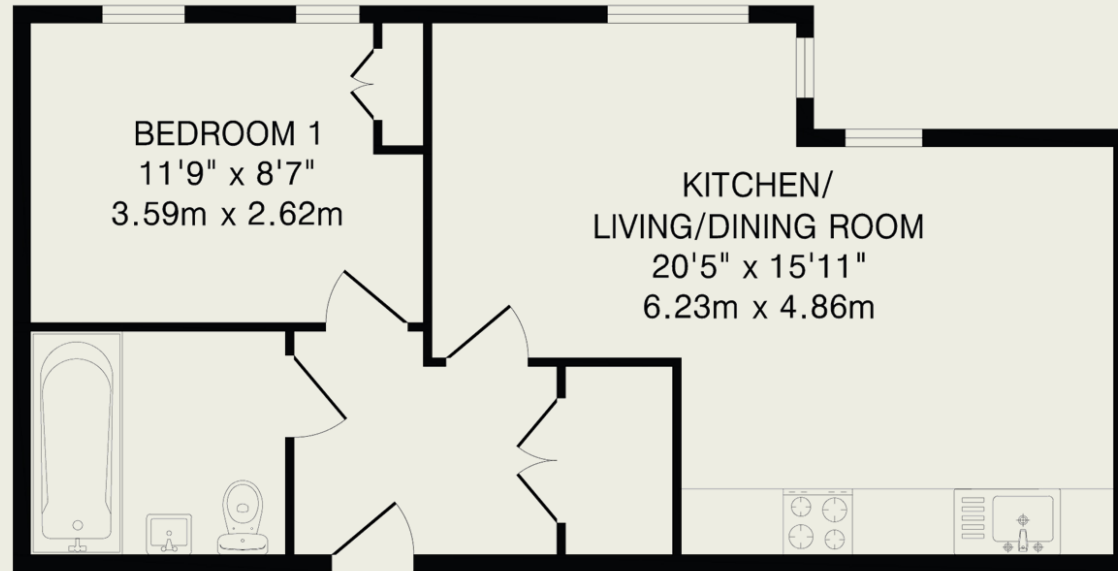
Description

A large utility cupboard is located in the welcoming entrance hall, which presents doors to the apartment's three generous rooms.

The spacious kitchen/dining/living room is bright and airy thanks to two large windows. The smart, modern kitchen has integrated appliances, including a fridge/freezer, oven, induction hob, microwave and full-size dishwasher. The double bedroom benefits from a deep, fitted, floor-ceiling wardrobe and the good-size bathroom has a shower over the bath, a heated towel rail, a useful vanity unit for storage beneath the wash basin and a large lit mirror above it. The property also benefits from an allocated parking space.

Location

Parkgate House is located on The Great North Road and is in close proximity to The Galleria Shopping Centre, which boasts a cinema and a variety of shops and restaurants. Independent shops, restaurants and traditional public houses are all within walking distance. Also within walking distance is Hatfield House – a Jacobean country house set in the 42-acre Great Park. It offers regular guided tours and hosts a variety of events throughout the year such as antiques and farmers' markets, theatre productions and concerts.



Ground Floor

TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

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