

Great North Road,  
Hatfield, AL9

 1 Bedroom

 1 Bathroom

 1 Reception Room

 Allocated Parking Space

 Communal

 EPC Band C

**Council Tax**  
Band: C – £2,111.65 (2025-2026)

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

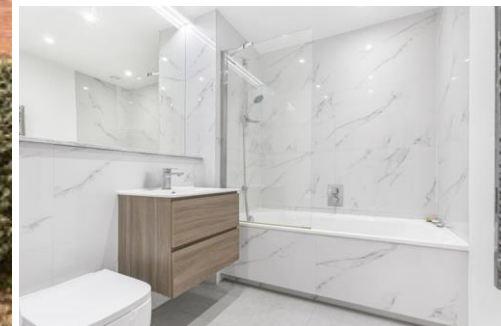
Service Charge: £905 pa.

Ground Rent: £250 pa.

Terrorism Insurance: £287 pa.

**Guide Price**  
**£240,000 Leasehold**

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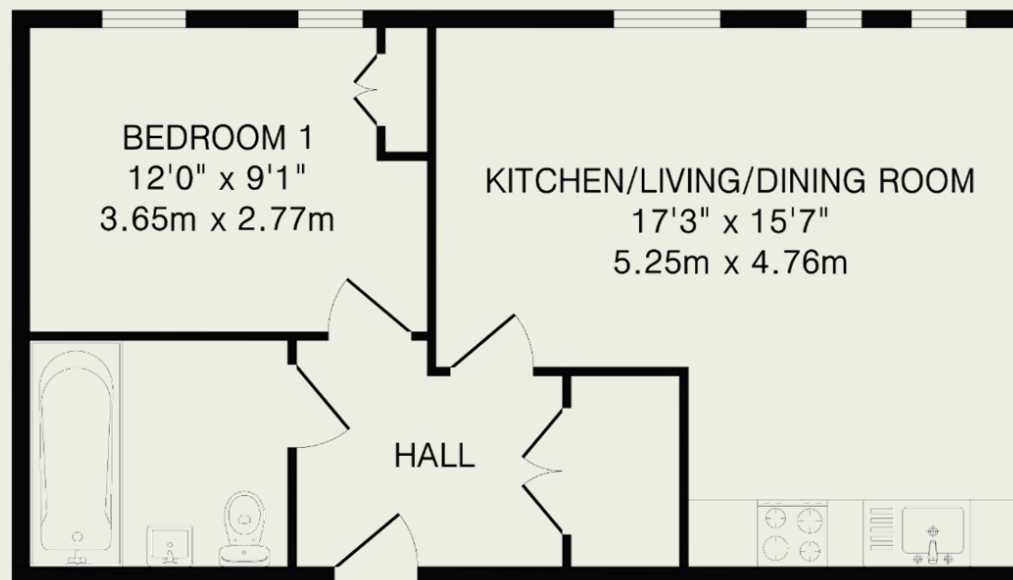
An exciting opportunity to acquire a one bedroom apartment in an impressive new development, close to excellent rail links into Central London. The property has been finished to a high specification and has allocated parking.

### 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, within close proximity to Hatfield mainline rail station and 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 and theatre productions.



Ground Floor

TOTAL FLOOR AREA: 467 sq.ft.(43.3 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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