



Parkgate House Great North Road, HATFIELD AL9 5FA

welcome to

Parkgate House Great North Road, HATFIELD

This modern apartment is ideally situated just a stone throw away from Hatfield train station with quick links into London. Offering ample living space throughout as well as allocated parking. With 4 remaining years on the NHBC warranty, this fantastic home is the perfect commuter home or investment opportunity! Internally the property comprises of entrance hall, spacious open plan kitchen/lounge offering an abundance of natural light, master bedroom with en-suite, further bedroom and modern fitted family bathroom. Further benefits include electric heating, ample storage space throughout and allocated parking space. The property is a short walk from historical Hatfield House and within easy access of local pubs, shops and popular transport links via the A414 & A1(M).



Entrance Hall

Wooden flooring, electric radiator, storage cupboard.

Lounge/ Kitchen

20' 6" x 15' 7" (6.25m x 4.75m)

Double glazed window to front, wooden flooring, electric storage heaters, fully fitted kitchen, washing machine (storage cupboard), integrated appliances electric oven/induction hob/dishwasher, ceiling speakers.

Bedroom One

15' 9" x 11' 6" (4.80m x 3.51m)

Double glazed window, carpet, electric radiator, built in wardrobe.

En-Suite

Tiled flooring/walls, heated towel rail, W/C, hand wash basin, shower cubicle.

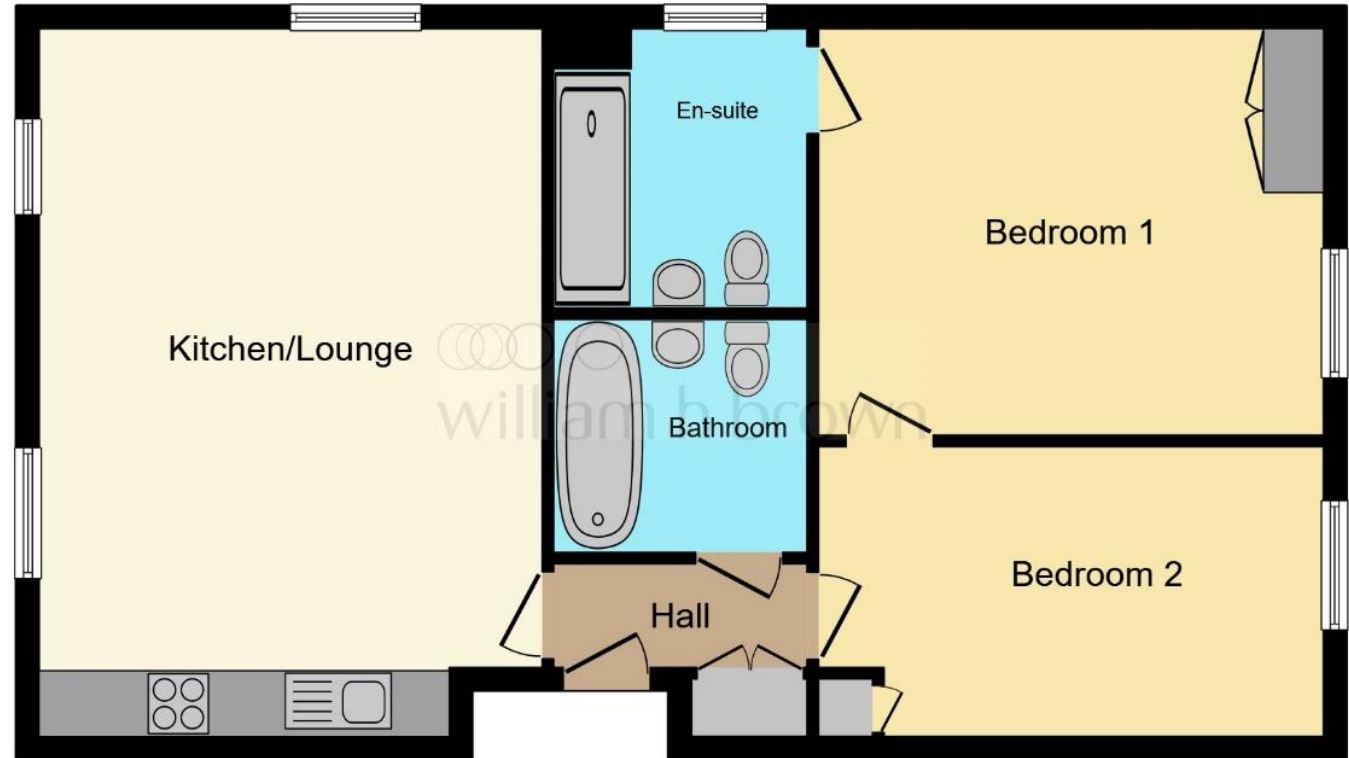
Bedroom Two

12' 4" x 8' 7" (3.76m x 2.62m)

Double glazed window, carpet, built in wardrobe, electric radiator.

Bathroom

Tiled flooring and walls, W/C, bath/shower, heated towel rail.



Total floor area 73.7 m² (793 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Parkgate House Great North Road, HATFIELD

- Two Bedroom
- En-Suite & Family Bathroom
- One Allocated Parking Space
- Four Years NHBC Remaining
- Ground Floor

Tenure: Leasehold EPC Rating: D

offers in excess of

£290,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN107911 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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