



Clarkson Court, Hatfield AL10 9GT

welcome to

Clarkson Court, Hatfield

A beautifully presented one bedroom top floor apartment situated in the popular Clarkson Court development in Hatfield. This fantastic property offers fully fitted kitchen, living room, one spacious double bedroom and bathroom. Further benefits include allocated parking, CCTV and secure entry phone system. This energy efficient property has an EPC rating of B and the service charge includes the cost of water usage. Located only a short walk away from local amenities such as Hertfordshire University, David Lloyd Leisure Centre, Aldi supermarket, local shops, restaurants and take-away restaurants.



Entrance Hall

Wooden flooring.

Lounge

16' 8" x 12' 2" (5.08m x 3.71m)

Wooden flooring, double glazed window to front, radiator x 2.

Kitchen

10' 2" x 7' (3.10m x 2.13m)

Tiled flooring, fitted kitchen, gas hob, electric oven, space for washing machine/dishwasher/fridge freezer. Vaillant combi boiler and Hive system fitted in 2022.

Bedroom 1

11' 8" Plus Wardrobe x 10' (3.56m Plus Wardrobe x 3.05m)

Carpet, double glazed window to front, radiator.

Bathroom

Tiled flooring, W/C, wash hand basin, heated towel rail, bath/shower, extractor fan.



Total floor area 49.4 sq.m. (532 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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Clarkson Court, Hatfield

- One Bedroom
- Top Floor Apartment
- Allocated Parking
- Entry Phone System
- Secure Key Accessed Top Floor

Tenure: Leasehold EPC Rating: B

offers in excess of

£195,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108478 - 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


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk