



Highclere House Great North Road, Hatfield AL9 5DB

welcome to

Highclere House Great North Road, Hatfield

This CHAIN FREE luxury two-bedroom first floor apartments is located in Highclere House, Hatfield - offering over 60's retirement living. Highclere House is located close to the town centre and commuter links and boasts a dedicated House Manager, lift to all floors, communal lounge and guest. This apartment offers entrance hall, large lounge and fully fitted kitchen, main bedroom with a walk-in wardrobe and en-suite, second bedroom and shower room. Further benefits to this property are allocated parking space, double glazing and central heating throughout.



Entrance Hall

Carpet, entry phone, laundry cupboard.

Lounge

11' 3" x 20' 2" + recess (3.43m x 6.15m + recess)
Double glazed window to rear and side, carpet, radiator.

Kitchen

7' 2" x 7' 8" (2.18m x 2.34m)
Double glazed window to rear, tiled flooring, sink/drain, extractor, integrated fridge freezer/electric oven/hob.

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m)
Double glazed window to rear, carpet, radiator, walk-in wardrobe.

En-Suite

Shower, wash hand basin, vanity, W/C, towel rail.

Bedroom Two

8' 8" x 11' 6" (2.64m x 3.51m)
Double glazed window to rear, carpet, radiator.

Bathroom

Shower, W/C, wash hand basin, towel rail, tiled.



Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

Highclere House Great North Road, Hatfield

- CHAIN FREE
- Two Bedroom Apartment
- Over 60's Retirement Living
- Lift to All Floors
- Dedicated House Manager
- Allocated Parking Space

Tenure: Leasehold EPC Rating: B

offers in excess of

£250,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108574 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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