



Crest House Hilltop Way, Hatfield AL10 8FJ

welcome to

Crest House Hilltop Way, Hatfield

This exceptional fourth-floor apartment offers a perfect blend of contemporary design, premium finishes, and stunning panoramic views across Hatfield, including the historic Hatfield House. Accessed via a secure communal entrance with a video entry system and lift, the apartment opens into a spacious hallway with two generous storage rooms. The bright and airy open-plan kitchen, lounge, and dining area features floor-to-ceiling windows and double doors leading to a private balcony - an ideal space for relaxing or entertaining while enjoying the views. The accommodation includes a main double bedroom with a stylish en-suite shower room, a second double bedroom, and a modern family bathroom. Located within the sought-after Hatfield Rise development, the apartment is ideally positioned close to the University of Hertfordshire and Hatfield Business Park. A wide range of local amenities are within walking distance, including Tesco, a butcher, barber, bubble tea shop, dentist, post office, and more. Further benefits include an MVHR ventilation system to help prevent condensation and mould, electric gated allocated parking, and secure cycle storage. The property also enjoys excellent transport links, with easy access to the A1(M), regular bus services, and Hatfield train station.



Lounge

10' 6" x 10' 6" (3.20m x 3.20m)

Double glazed window, Juliet balcony, Amtico flooring, radiator.

Kitchen

16' 3" x 9' 10" (4.95m x 3.00m)

French door to balcony, Amtico flooring, integrated dishwasher/fridge/freezer, electric hob/oven, extractor fan, sink/drain, spotlights.

Hallway

Amtico flooring, storage rooms x 2.

Bedroom One

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to front, Amtico flooring, radiator, TV point.

En-Suite

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

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Double glazed window, Amtico flooring, radiator, TV point.

Bathroom

Amtico flooring, bath with shower overhead, wash hand basin, W/C, heated towel rail.



Total floor area 70.8 m² (763 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



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Crest House Hilltop Way, Hatfield

- Fourth Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Allocated Gated Parking
- MVHR Ventilation System

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: 2000.00
Ground Rent: Ask Agent

Offers in excess of

£300,000



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This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Mar 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109384 - 0004

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Please note the marker reflects the postcode not the actual property


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