



Connells

Parkhouse Court
Hatfield



Property Description

A generously sized two bedroom second floor flat comprising of a hall way with storage cupboards leading to a kitchen/lounge with balcony, two bedrooms with the master having an en suite and a family bathroom. The property comprises of carpeted communal hallways with lift and stairs to all floors. Externally there is allocated parking.

Allocated parking.

The property is located in a convenient location in Hatfield which is within walking distance to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross. This property is offered CHAIN FREE and is IDEAL FOR INVESTORS OR FIRST TIME BUYERS.

Entrance Hall

Two storage cupboards.

Kitchen/lounge

Balcony, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back

Bedroom One

En Suite

Three piece suite comprising of wc, wash hand basin and shower.

Bedroom Two

Bathroom

Three piece suite comprising of wc, wash hand basin and bath.

Parking





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.

To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/MWK305230](https://www.connells.co.uk/Property/MWK305230)

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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