



Connells

Clarkson Court
Hatfield



Property Description

A generously sized two double bedroom second floor flat comprising of a spacious hall way with large storage cupboard and airing cupboard leading to an open plan kitchen/lounge/diner with balcony, two bedrooms, one with en suite and a bathroom. The property is situated in a gated development with entry phone system and benefits from underground allocated parking for one car.

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.

Entrance Hall

Airing cupboard, storage cupboard, radiator and carpet.

Lounge

16' 2" x 10' 4" (4.93m x 3.15m)
Double glazed window and door to the rear, balcony, radiator and carpet, open plan to the kitchen.

Kitchen

7' x 10' 2" (2.13m x 3.10m)
Gas oven and hob, cooker hood, space for fridge freezer, built in washing machine, sink and drainer, laminate flooring, open plan to the lounge/diner.

Bedroom One

15' 6" max x 10' 6" max (4.72m max x 3.20m max)
Double glazed window to the rear, radiator and carpet.

En Suite

Wash hand basin and wc, shower, extractor fan and laminate flooring.

Bedroom Two

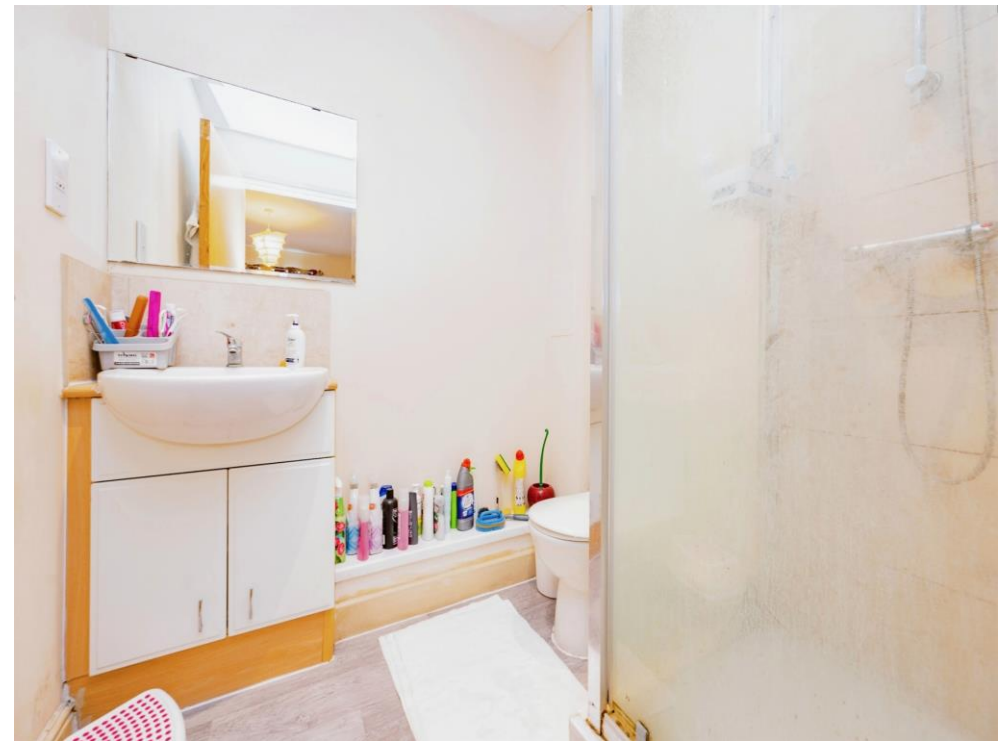
15' 7" max x 8' 3" max (4.75m max x 2.51m max)
Double glazed window to the rear, radiator and carpet.

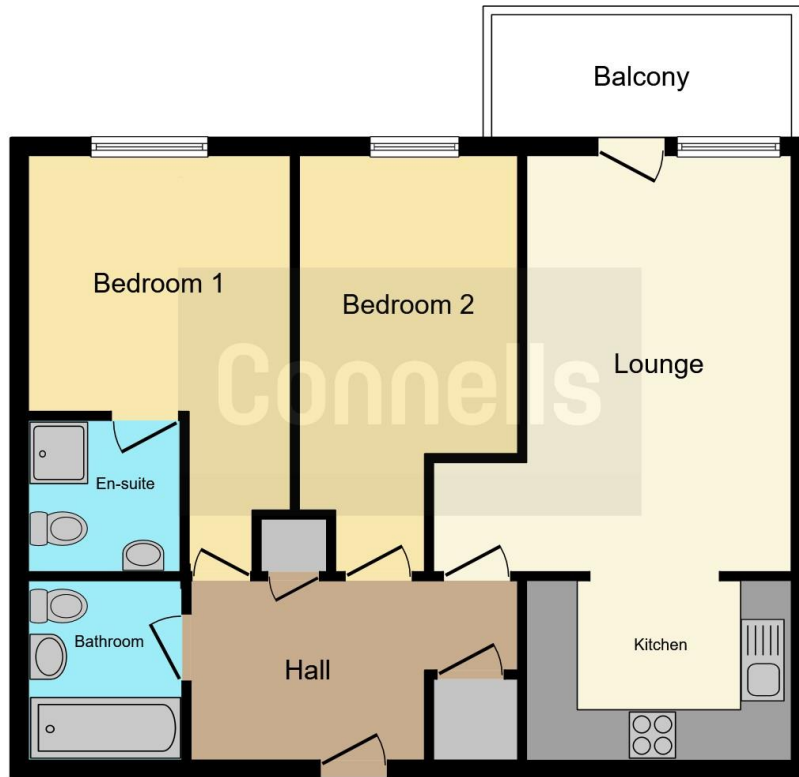
Bathroom

Wash hand basin and wc, bath and shower, extractor fan, heated towel rail and laminate flooring.

Parking

Allocated underground parking for one car.





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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EPC Rating: B

view this property online connells.co.uk/Property/MWK305625

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Aug 2004. 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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