



Connells

Parkhouse Court
Hatfield



Property Description

A delightful and generously sized two bedroom apartment in the popular Parkhouse Court development. Nestled in a serene residential community, this property offers comfort, convenience, and a modern lifestyle. Whether you're a first-time buyer, a young professional, or seeking an investment opportunity, this flat is sure to impress.

The property has lift access to all floors, balcony and an allocated underground parking space. It also has the added benefit of being sold CHAIN FREE!

Parkhouse Court is a sought-after development in Hatfield, known for its excellent connectivity and proximity to essential amenities. It's just a short walk from Hatfield train station, making it ideal for commuters to London and other nearby cities.

Lease 157 years from 17th December 2007

Ground Rent - £240 per annum

Service Charge - £2585 per annum

Entrance Hall

Entry phone system, radiator and carpet.

Lounge

11' 9" max x 16' (3.58m max x 4.88m)

Door to rear leading to the balcony, radiator and carpet.

Kitchen

9' 2" x 7' 2" (2.79m x 2.18m)

Fitted kitchen with a range of wall and base units, electric oven and hob with cookerhood, space for washing machine, integrated fridge/freezer, sink and drainer and vinyl flooring.

Bedroom One

17' 11" max x 12' 3" max (5.46m max x 3.73m max)

Double glazed window to the rear, radiator and carpet.

En-Suite

Wash hand basin with vanity unit, wc, shower, heated towel rail, extractor fan and vinyl flooring.

Bedroom Two

8' 8" x 12' 3" (2.64m x 3.73m)

Double glazed window to the rear, radiator and carpet.

Bathroom

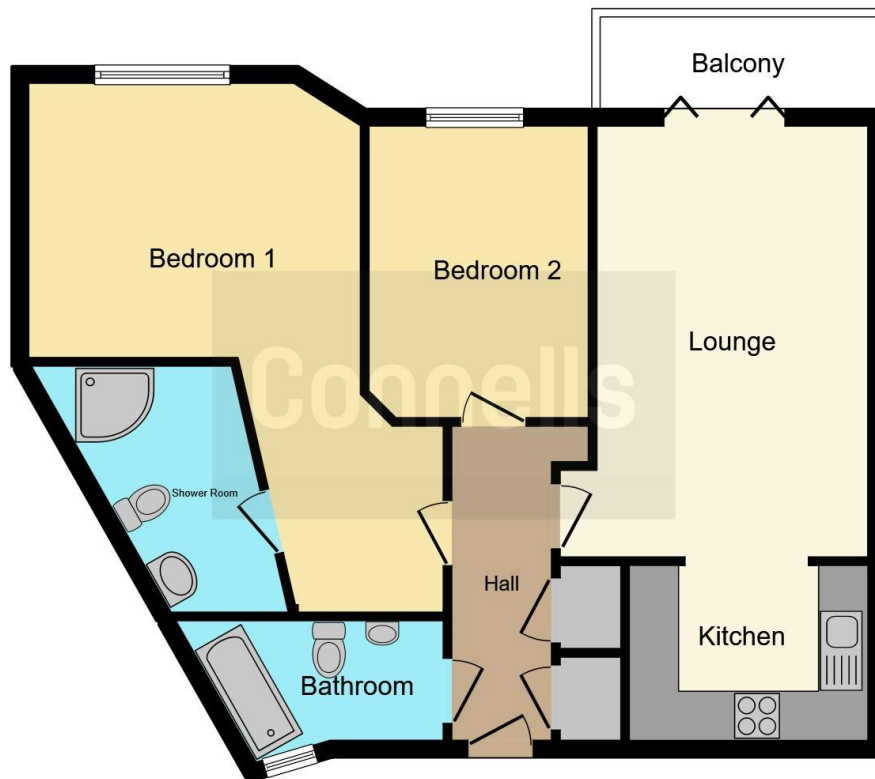
8' 2" x 5' 8" (2.49m x 1.73m)

Wash hand basin with vanity unit, wc, bath and shower, extractor fan, heated towel rail and vinyl 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/MWK305792

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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