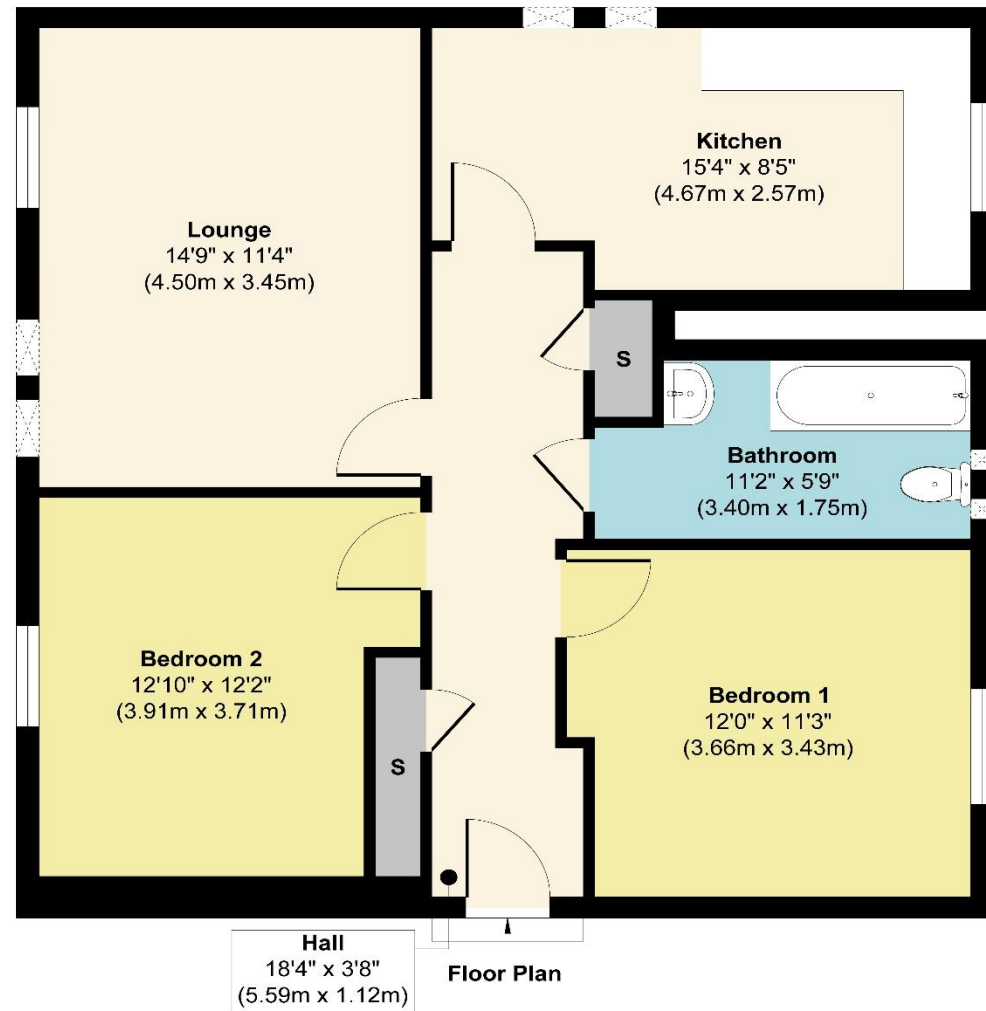
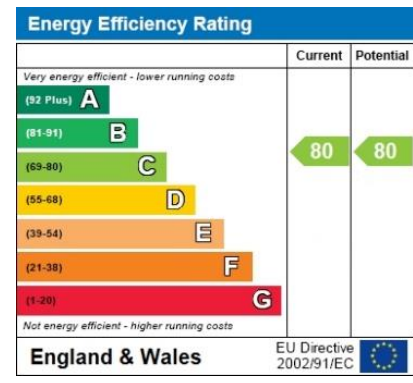


# Vixen Court, Hatfield

## Vixen Court



**Approx. Gross Internal Floor Area 751 sq. ft / 69.77 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.  
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.  
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Vixen Court, Hatfield Leasehold Price £269,995



OPEN DAY SATURDAY 21st OF JUNE. BY APPOINTMENT ONLY. Immaculate top floor 2 double bedroom apartment in a Hatfield cul-de-sac. Refurbished throughout with new bathroom, boiler, flooring, and spotlights. Own loft, allocated parking, communal gardens, and spacious living. Close to town centre.

- Top floor (second floor) two double bedroom apartment
- Immaculate condition throughout
- Refitted bathroom suite (2024)
- Replacement flooring and radiators
- Smart thermostat & spotlights throughout
- New boiler installed in 2021
- Own loft space for additional storage
- Modern kitchen/diner with built-in appliances
- Allocated parking space & communal gardens
- Quiet cul-de-sac close to Hatfield town centre





# Vixen Court, Hatfield

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Dedicated and Personal Service



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## Communal Entrance

Communal entrance door leads to communal hallway to communal stair to top floor (second floor)

## Entrance Hallway

Front door leads into a welcoming hallway with laminate wood style flooring, inset spotlights, smart thermostat, and security entry phone. Two storage cupboards – one housing the fuse box, the other with power and space for a tumble dryer. Loft access.

## Lounge

A bright and airy reception room with a double glazed window and skylight to the front aspect. Features include laminate wood-style flooring, single radiator, and inset spotlights.

## Kitchen/Diner

Spacious and modern kitchen/diner with double glazed window to the rear and skylight to the side. Fitted with a range of base and eye-level units, roll-top work surfaces, tiled splashbacks, and a 1.5 bowl stainless steel sink. Integrated electric oven, gas hob, extractor fan, plumbing for washing machine and dishwasher, built-in water softener, space for fridge/freezer, cupboard housing boiler, radiator, and inset spotlights.

## Master Bedroom

Double bedroom with double glazed window to the rear, laminate wood-style flooring, single radiator, and inset spotlights.

## Bedroom Two

Second double bedroom with double glazed window to the front, laminate wood-style flooring, single radiator, and inset spotlights.

## Bathroom

Stylish and recently refurbished bathroom with skylight to rear aspect. Comprising a low-level WC, pedestal wash hand basin, and panel enclosed bath with shower attachment. Tiled walls and flooring, inset spotlights, extractor fan, and heated towel rail.

## Outside

Well-maintained communal gardens to the rear, refuse area, storage and bike area. One allocated parking space with additional visitor parking available on the street.

## Further Details

The property is Leasehold  
Council Tax Band - Band C

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.