

Asking price of £310,000 Leasehold

Great North Road, Hatfield, AL9 5EN



- **Two Double Bedroomed Apartment**
- **Approximately Three Years Old**
- **One Owner Since New**
- **Walking Distance of Train Station**
- **Underfloor Heating Throughout**
- **Approximately 7 Year Warranty Remaining**
- **EER: B**

Modern TWO DOUBLE bedroomed apartment ideally located within walking distance of HATFIELD TRAIN STATION, LOCAL SHOPS and HATFIELD TOWN CENTRE. Situated within a modern block which is approximately three years old and has been occupied by one owner. The apartment comprises of large bathroom, open plan kitchen and living area and two double bedrooms. Other features include under floor heating throughout, double glazed windows, carpeted and heated communal areas with lift access to all floors. VIEWING IS HIGHLY RECOMMENDED.

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Communal Entrance

Via entry phone system. Carpeted communal hallways. Lift access to all floors.

Entrance

Via wooden front door leading into entrance hall.

Entrance Hall

Under floor heating throughout. Storage cupboard. Doors to bedrooms, kitchen and living area and bathroom.

Kitchen / Living Room

22'4" x 13'2" (6.81m x 4.01m)

Comprising a range of matching fitted wall and base units with work surfaces. Breakfast bar. Part tiled walls. Electric cooker hob. Built in oven and microwave. Built in concealed fridge freezer, dishwasher and washing machine / dryer. Under floor heating. Multiple plug points.

Living Room / Kitchen

25'4" x 13'2" (7.72m x 4.01m)

Television and telephone points. Multiple plug points. Under floor heating. Double glazed window.

Bedroom One

17'10" x 9'3" (5.44m x 2.82m)

Range of fitted wardrobes. Television and telephone point. Multiple plug points. Under floor heating. Double glazed window.

Bedroom Two

16'6" x 11'4" (5.03m x 3.45m)

Television and telephone point. Multiple plug points. Under floor heating. Double glazed window.

Family Bathroom

10'11" x 5'5" (3.33m x 1.65m)

Large walk in fully tiled shower. Panel enclosed bath with mixer tap. Low level WC. Wash hand basin. Under floor heating. Fully tiled walls.

External

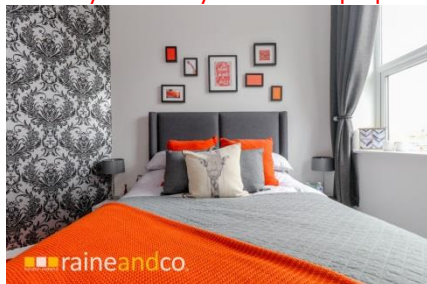
Allocated parking space. Communal bin storage.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Energy Efficiency Rating: Current 83, Potential 83. Environmental Impact (CO₂) Rating: Current 71, Potential 71.

Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

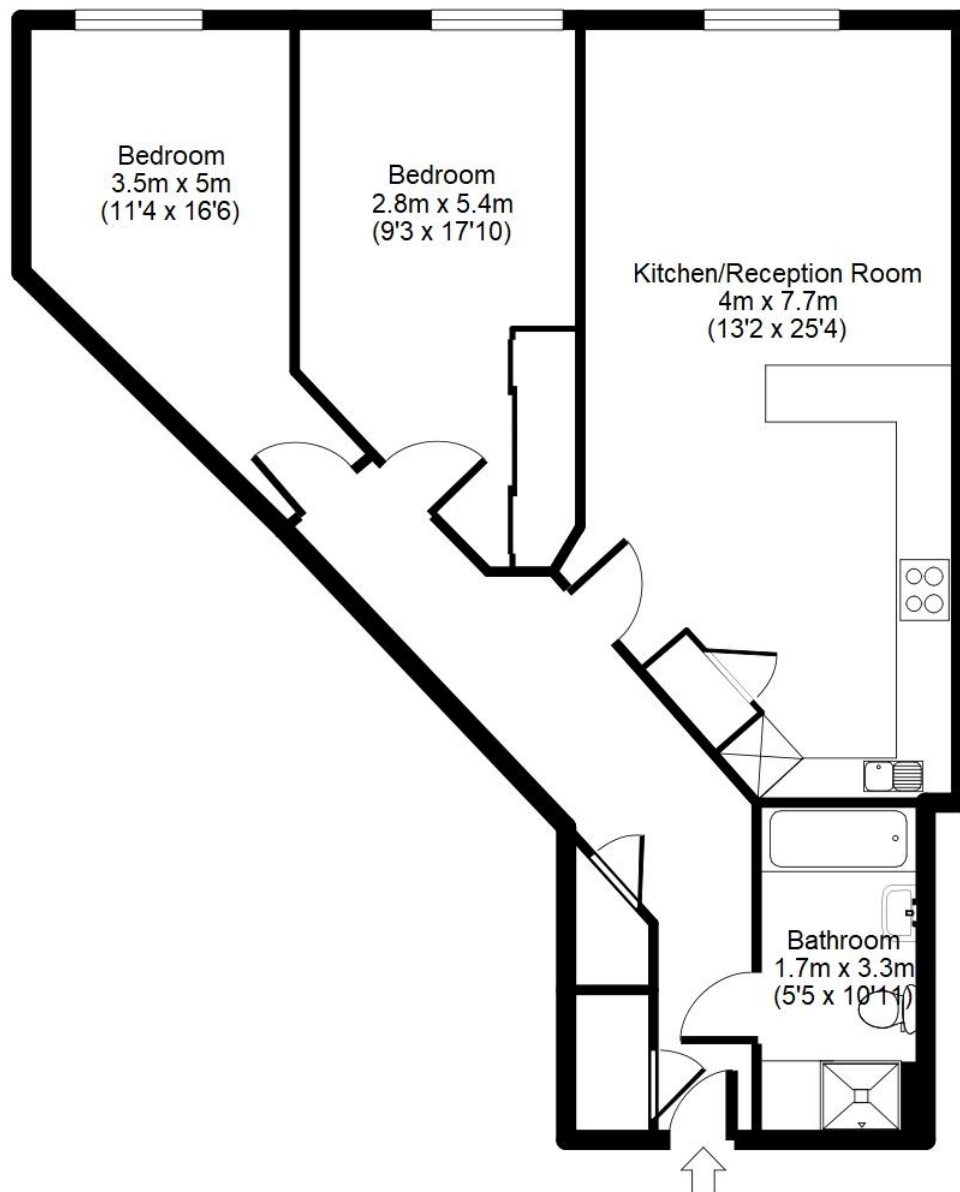


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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 their purpose. The agent has not had sight of the Title documents. References 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 particulars 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. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

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APPROX GROSS INTERNAL FLOOR AREA: 751 sq. ft / 70 sq. m



For identification purposes only
Measurements are approx and not to scale