



**Connells**

Vixen Court  
Hatfield



### Property Description

GUIDE PRICE £260,000 - £270,000

Situated on the top floor of a well maintained development, this spacious two bedroom apartment offers comfortable and practical living in a convenient Hatfield location.

The property is in good condition throughout and benefits from a bright living space, a separate fitted kitchen and two well proportioned double bedrooms.

Externally, the apartment enjoys the added benefit of allocated parking, making it an ideal purchase for first time buyers, investors or those looking to downsize while remaining close to local amenities and transport links.

The seller is currently in the process of extending the lease.



## Lounge

15' 5" x 11' ( 4.70m x 3.35m )

## Kitchen

16' x 8' 4" ( 4.88m x 2.54m )

## Bedroom 1

12' 11" x 11' 4" ( 3.94m x 3.45m )

## Bedroom 2

11' 11" x 8' 6" ( 3.63m x 2.59m )

## Bathroom









**Floor Plan**

Total floor area 70.2 m<sup>2</sup> (756 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Service Charge:  
1500.00

Ground Rent:  
300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307174](http://connells.co.uk/Property/WWY307174)**

This is a Leasehold property with details as follows; Term of Lease 100 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



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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