



**Connells**

Kings Place North Drive  
Hatfield



## Property Description

Offered to the market in excellent condition, this modern two bedroom ground floor apartment is ideally located within walking distance of Hatfield train station, making it perfect for commuters.

The property boasts a spacious open plan lounge and fully fitted kitchen, creating a bright and sociable living space. The master bedroom benefits from a sleek en suite shower room, while the second bedroom is served by contemporary family bathroom.

Further features include secure underground parking, gas central heating, and a long lease!

Conveniently located close to local shops, restaurants, and major transport links, this apartment offers modern living in a highly sought after location! Call now to avoid missing out!

## Lounge/Kitchen

12' 10" x 18' 10" ( 3.91m x 5.74m )

Radiator, double glazed side and front window, carpeted.

## Kitchen

Gas hob, electric oven, worktops, cupboards at wall and base level, sink with drainer, extractor, wood effect flooring.

## Bedroom 1

13' 11" x 9' ( 4.24m x 2.74m )

Double glazed window to the side, carpeted, radiator, fitted wardrobes.

## Bedroom 2

9' 8" x 7' 3" ( 2.95m x 2.21m )

Radiator, double glazed window to the side, carpeted.

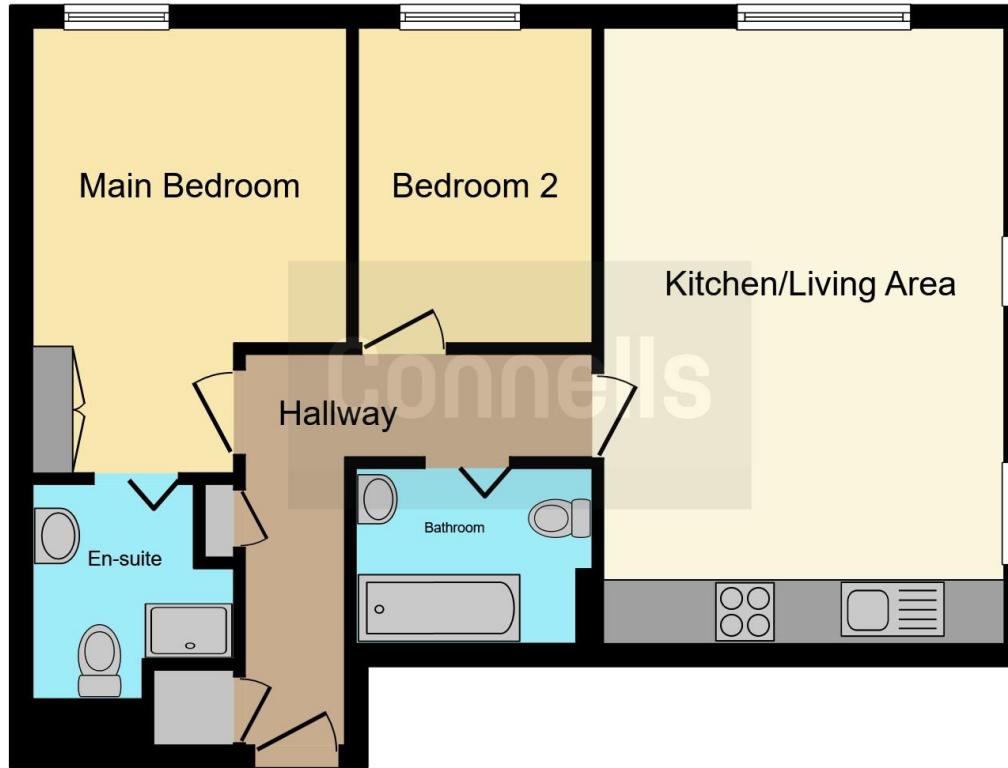
## Bathroom

Low level w/c, panel bath with mixer taps, wash hand basin, heated towel rail, wood effect flooring.









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](http://www.focalagent.com)

To view this property please contact Connells on

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38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C  
 Council Tax  
 Band: D

Service Charge:  
 2522.00

Ground Rent:  
 240.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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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