



Connells

Parkgate House Great North Road
Hatfield

Parkgate House Great North Road Hatfield AL9 5FA

for sale
£300,000



Property Description

SHARE OF FREEHOLD - A stunning first floor flat within a modern development in Old Hatfield, with gated parking, great commuter connections just steps away from Hatfield Train station, this is a combination of luxury and convenience.

Finished to the highest standard, this spacious flat boasts an open plan kitchen dining and lounge area, complete with a kitchen featuring integrated appliances. The main bedroom has fitted wardrobes with an En-suite shower room, with a second double bedroom also had fitted wardrobes and access to a modern main bathroom.

There is one allocated parking space within a secure parking area, a video entry system and lift access to all floors.



Kitchen/Lounge/Diner

18' 9" max x 14' 9" (5.71m max x 4.50m)

Bedroom 1

13' 7" max x 8' 7" (4.14m max x 2.62m)

En-Suite

7' 7" x 5' 1" (2.31m x 1.55m)

Bedroom 2

8' 11" x 7' 1" (2.72m x 2.16m)

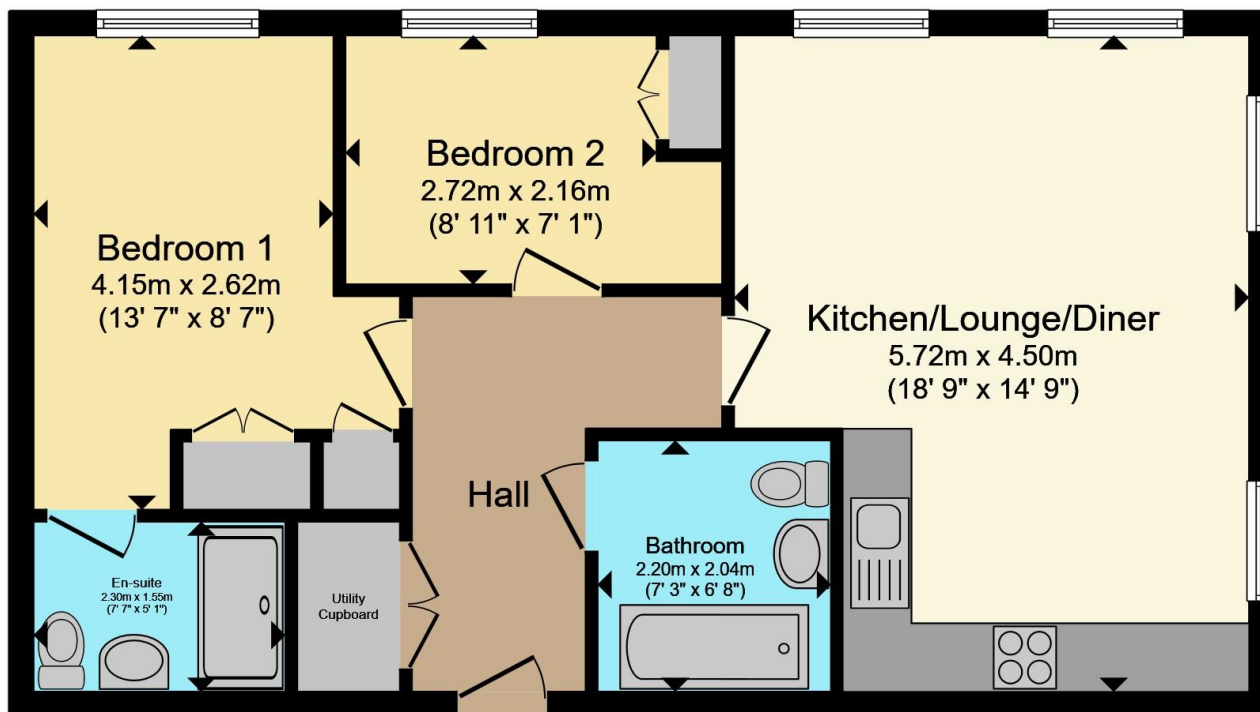
Bathroom

7' 3" x 6' 8" (2.21m x 2.03m)

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 60.9 m² (655 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

Connells



To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
Band: D

Service Charge:
2318.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307712

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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