



Connells

Parkhouse Court
Hatfield



Property Description

This well-presented two-bedroom second floor apartment offers modern living in a highly convenient location, making it an excellent opportunity for first-time buyers or investors. The property features a bright open-plan kitchen and lounge area, creating a welcoming space for both relaxing and entertaining. From the living area, doors lead directly onto a private balcony, providing a pleasant outdoor space. The apartment comprises two well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite, alongside a separate family bathroom.

Further benefits include allocated parking, a long lease, and low maintenance charges, offering both practicality and peace of mind.

Ideally situated close to local amenities and the University of Hertfordshire, the property also enjoys excellent transport links, making commuting and everyday living convenient. This attractive apartment combines location, comfort, and value, and is not to be missed. Early viewing is highly recommended.



Hall

Kitchen / Lounge

23' 5" max x 11' 1" max (7.14m max x 3.38m max)

Bedroom One

12' 2" max x 8' 4" max (3.71m max x 2.54m max)

En Suite

7' max x 5' max (2.13m max x 1.52m max)

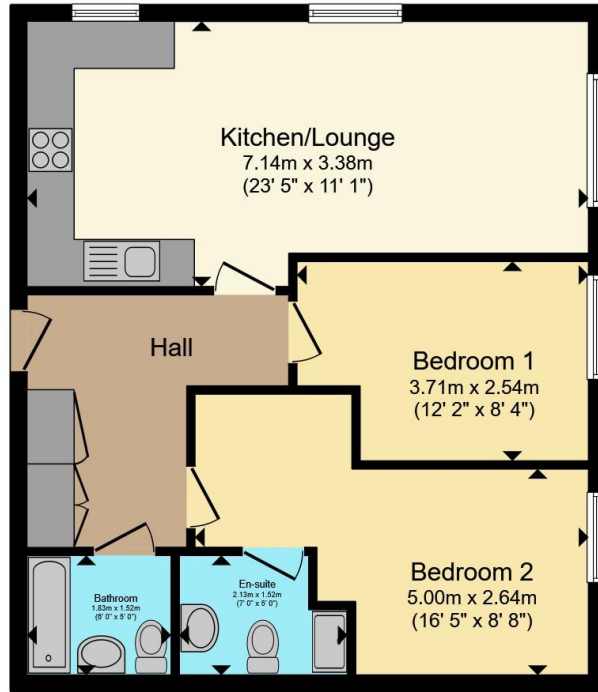
Bedroom Two

16' 5" max x 8' 8" max (5.00m max x 2.64m max)

Bathroom

6' max x 5' max (1.83m max x 1.52m max)

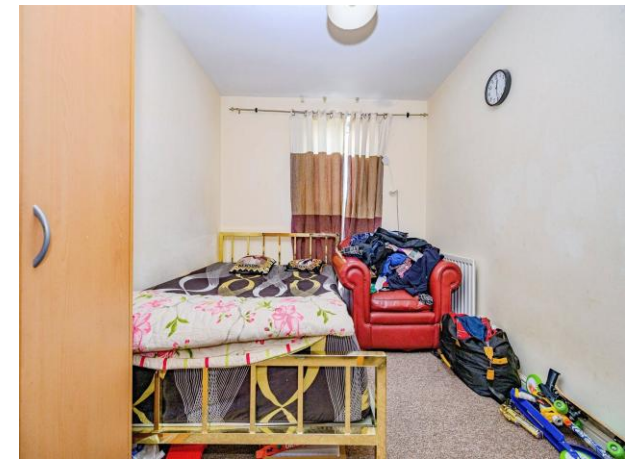




Floor Plan

Total floor area 59.4 m² (639 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



To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
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EPC Rating: B Council Tax
 Band: D

Service Charge:
 2993.00

Ground Rent:
 240.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306220

This is a Leasehold property with details as follows; Term of Lease 157 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 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.

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