



Roe Green Lane, Hatfield, AL10 0SH

**Offers In Excess Of £260,000**



## Roe Green Lane, Hatfield

Conveniently located and benefiting from being share of freehold, this ground floor apartment built in 2016 offers two double bedroom, two bathroom and viewing is highly recommended.

Just a short walk from the town centre, train station, business park and University, this delightful apartment comprises of entrance hall with video entry phone, an open plan living room/kitchen with bay window and integrated appliances. and 18' master bedroom with en-suite shower room, further double bedroom and family bathroom,

Outside there are well kept communal gardens and private allocated parking.

Please call us on 01707 270777 for further details.





### **Communal Entrance Hall**

Entrance door to front, stairs to all floors, door to:

### **Private Entrance Hall**

Video entry phone system, wood effect flooring, radiator, doors to:

### **Open Plan Kitchen/Living Room**

Double glazed bay window to front, radiator, wood effect flooring, range of fitted wall and base units with complimentary work surfaces and upstands, inset hob with stainless steel splash back, oven under and extractor hood over, built in sink with integrated work surface drainer, integrated fridge freezer & washing machine, built in microwave.

### **Bedroom One**

Double glazed window to front, radiator, built in double wardrobe, door to:

### **En-suite**

Fully tiled corner shower cubicle, dual flush wc

### **Bedroom Two**

Double glazed window to side, radiator

### **Family Bathroom**

Comprising of panel enclosed bath with mixer tap and shower over, glass screen, complimentary wall and floor tiling, dual flush wc, vanity wash hand basin with mixer tap, tiled splash back and storage under, chrome effect heated towel rail, inset spotlights, extractor fan.



### **Parking**

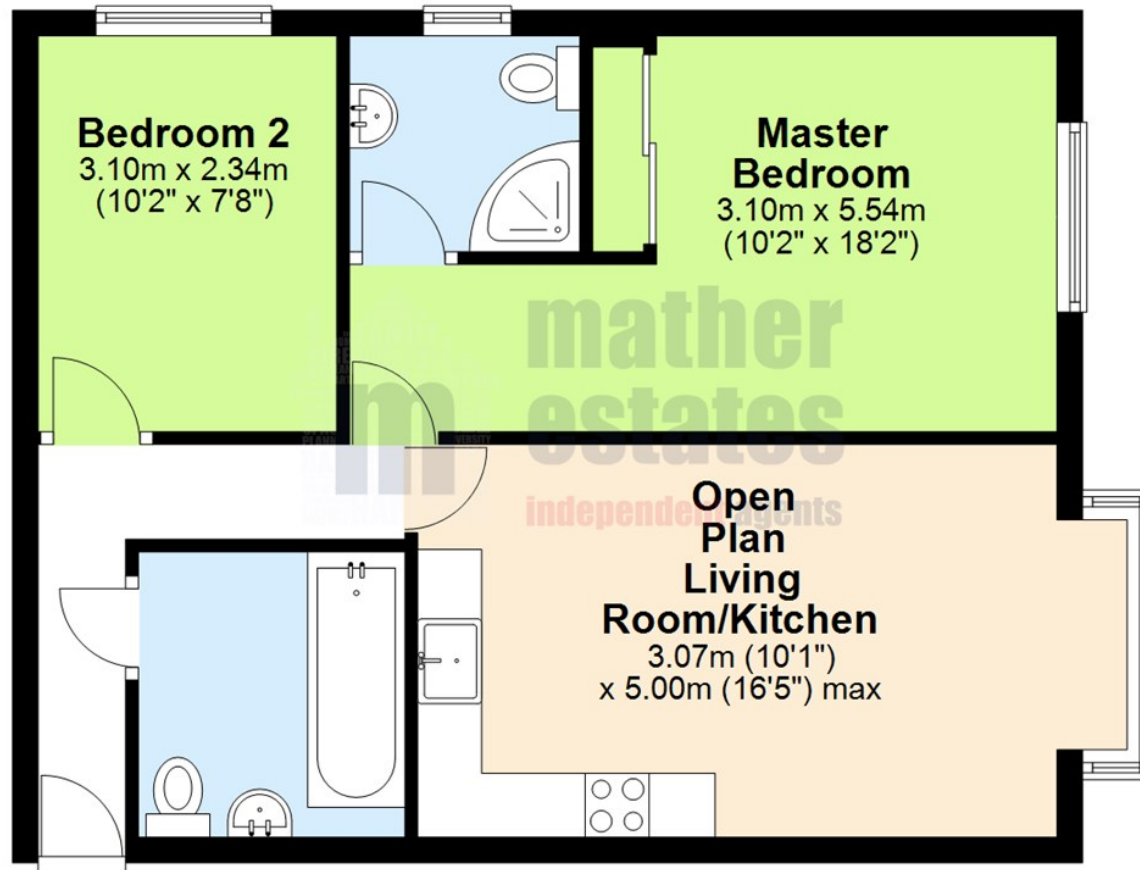
Private allocated space for one vehicle within the carpark to the rear.

### **Communal Garden**

To the front of the property, various shrubs and evergreens, wrought iron fence and gate to front.



## Ground Floor



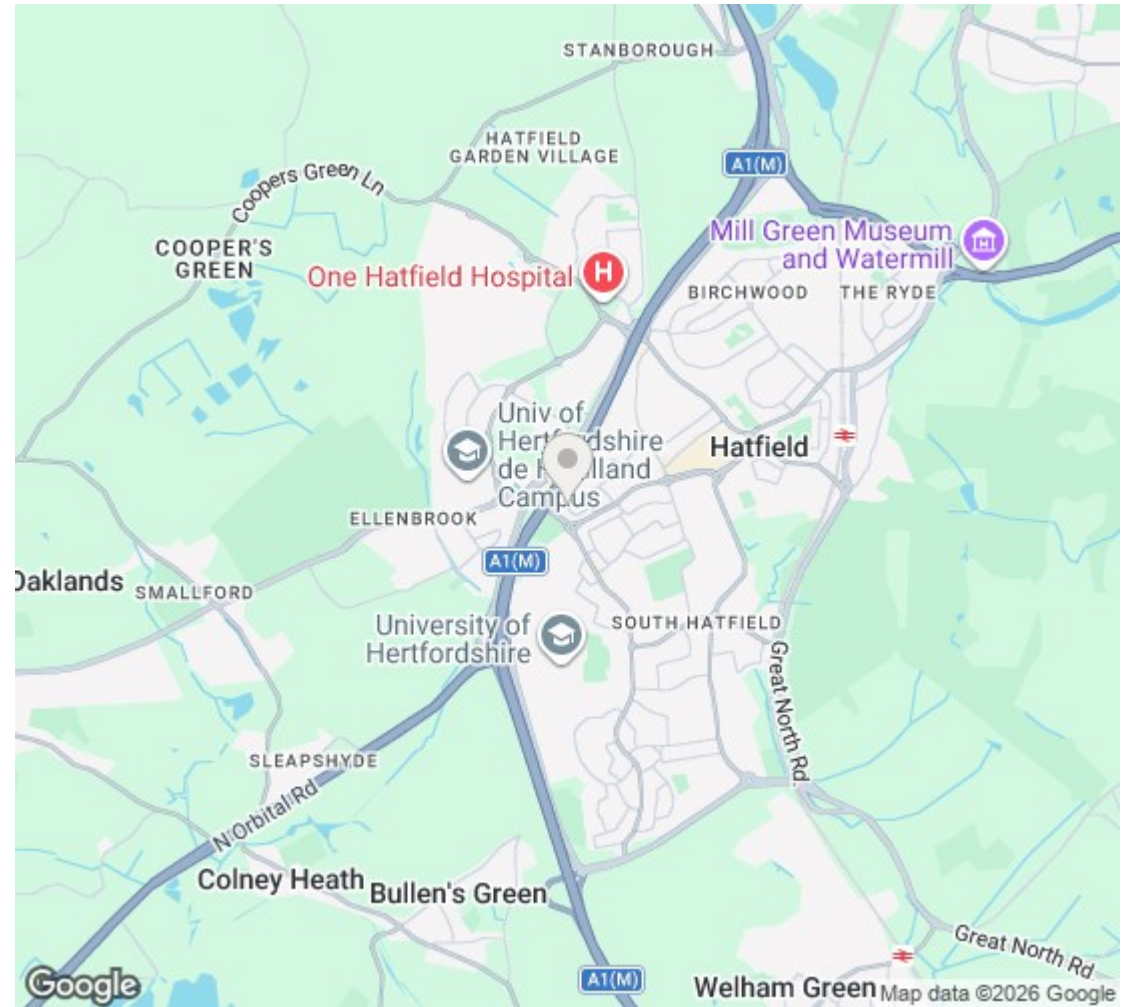
Total area: approx. 49.2 sq. metres (529.4 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 80                      | 80        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         |           |
| (69-80) <b>C</b>   |                         |           |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   |                         |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |



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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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