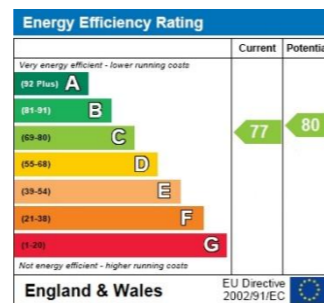


First Floor

Approx. Gross Internal Floor Area 640 sq. ft / 59.50 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Guide Price £205,000



Kings Place, North Drive, Hatfield

Spacious CHAIN FREE first floor two bedroom apartment in Kings Place. Features an open plan lounge/kitchen, two good sized bedrooms (one with En-suite), family bathroom and allocated parking. Communal courtyard, lift access, secure electric gates, and only a five minute walk to Hatfield Station.

- CHAIN FREE
- Two Bedroom First Floor Apartment
- Just A Five Minute Walk To Hatfield Station
- Lift Access To All Floors
- Principal Bedroom With En-suite Shower Room
- Spacious Open Plan Lounge / Kitchen
- Allocated Parking Space Plus Visitor Parking
- Communal Courtyard
- Double Glazed Windows Throughout
- Ideal For Commuters Owner Occupiers And Investors





## Outside

The development offers visitor parking, one allocated parking space, a communal courtyard garden and secure electric gate access.

## Communal Hallway

Carpeted with stairs and lift, plus a door to the courtyard.

## Entrance Hall

Tiled flooring with two radiators, fuse cupboard and airing cupboard. Two double glazed windows overlooking the courtyard. Doors lead to the bathroom, bedrooms and the open plan lounge / kitchen.

## Lounge Area

Dual aspect double glazed windows to the rear and side providing excellent natural light. The area is carpeted with two radiators.

## Kitchen Area

Fitted with base and eye level units, roll edge work tops and wood laminate flooring. Equipped with gas oven and gas hob with extractor. Space for a washing machine and fridge. Sink with drainer, rinsing bowl and mixer taps. Double glazed window to the side.

## Bedroom One

Carpeted with a radiator and double glazed window to the side. Benefits from an integrated wardrobe and door to the En-suite shower room.

## En-suite Shower Room

Tiled floor and partly tiled walls with a tiled shower, pedestal sink with mixer tap, low level flush WC, heated towel rail and extractor fan.

## Bedroom Two

Carpeted with a radiator and double glazed window to the side.

## Bathroom

Tiled floor and partly tiled walls. Low level flush WC, pedestal sink with mixer tap, heated towel rail, panel bath with hand held shower and extractor fan.

## Further Details

The property is Leasehold  
Council Tax Band - Band D

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**