



**Connells**

Esker House High View  
Hatfield



# Esker House High View Hatfield AL10 8FT

for sale  
**£250,000**



## Property Description

This stylish second floor apartment offers generous proportions rarely found in one bedroom homes, creating a sense of space and comfort throughout. Finished in a modern style, the property has been thoughtfully designed to maximise both storage and functionality.

The open plan living space feels bright and welcoming, with integrated appliances seamlessly fitted within the kitchen area, keeping the space sleek and uncluttered. A private balcony extends the living space outdoors, providing a lovely spot to relax or enjoy some fresh air.

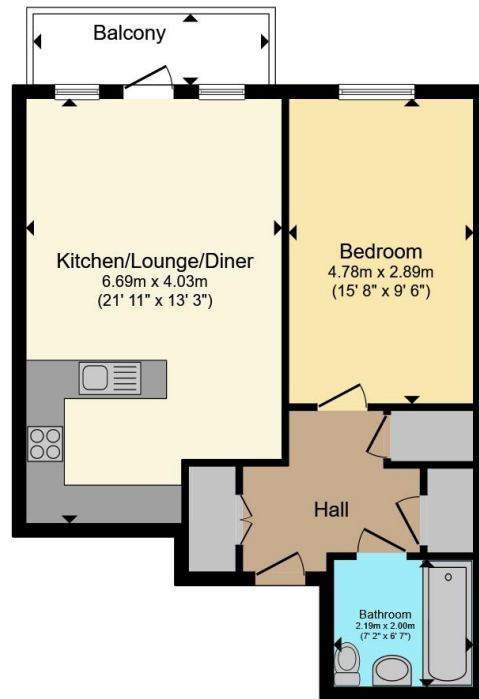
The bedroom is well sized and supported by an impressive amount of built in storage, making everyday living easy and organised. Positioned close to local shops and a nearby park, the apartment offers a convenient lifestyle with green space just moments away.

Overall, this is a fantastic home for those seeking modern living with generous space in a well connected location.



**Kitchen/Lounge/Diner**  
21' 11" x 13' 3" ( 6.68m x 4.04m )  
**Bedroom**  
15' 8" x 9' 6" ( 4.78m x 2.90m )  
**Bathroom**  
7' 2" x 6' 7" ( 2.18m x 2.01m )





## Floor Plan

Total floor area 53.8 m<sup>2</sup> (579 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](http://www.propertybox.io)

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38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax  
Band: B

Service Charge: 263.54 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307295](http://connells.co.uk/Property/WWY307295)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2022. 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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