



Connells

Parkhouse Court  
Hatfield



### Property Description

A beautifully presented two double bedroom apartment offered chain free, ideally located in Hatfield and perfect for first-time buyers, professionals, or investors alike.

This modern home features a bright and spacious open plan living, kitchen and dining area, complete with access to a balcony-perfect for relaxing or entertaining. The property boasts two generous double bedrooms, including a master with en suite, alongside a well-appointed family bathroom.

Further benefits include a welcoming entrance hall with useful storage cupboards, allocated parking, and a long lease, providing peace of mind for future ownership.

Conveniently situated within walking distance of local amenities, the property is just 0.4 miles from The Galleria, 1 mile from the University of Hertfordshire, and approximately 1.9 miles from Hatfield Train Station, offering excellent transport links.

Early viewing is highly recommended to fully appreciate all this fantastic property has to offer.



## Hall

## Kitchen/Lounge

23' 6" max x 9' 11" max ( 7.16m max x 3.02m max )

## Bedroom One

16' 7" max x 8' 9" max ( 5.05m max x 2.67m max )

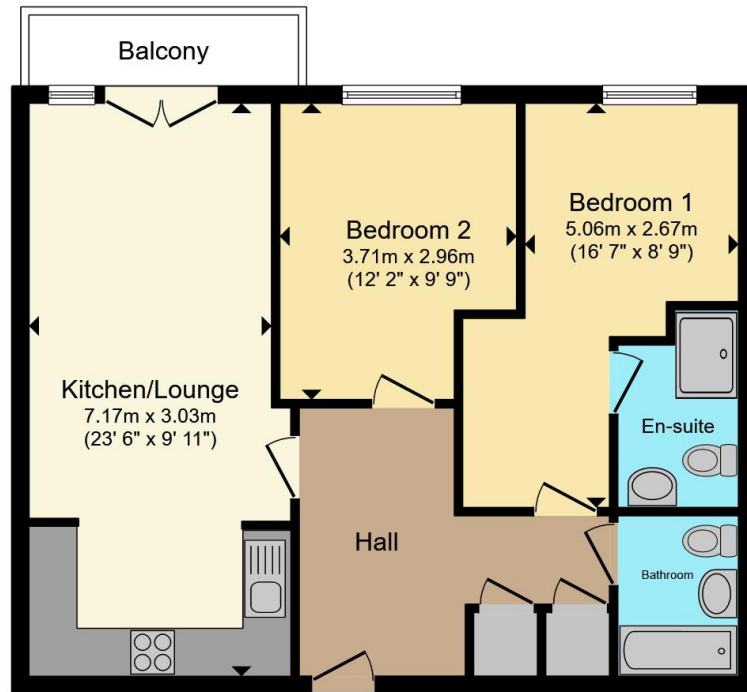
## En Suite

## Bedroom Two

12' 2" max x 9' 9" max ( 3.71m max x 2.97m max )

## Bathroom





## Second Floor

Total floor area 63.5 m<sup>2</sup> (684 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)

**Connells**



To view this property please contact Connells on

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EPC Rating: B Council Tax  
Band: D

Service Charge:  
2993.40

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306246](http://connells.co.uk/Property/MWK306246)**

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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