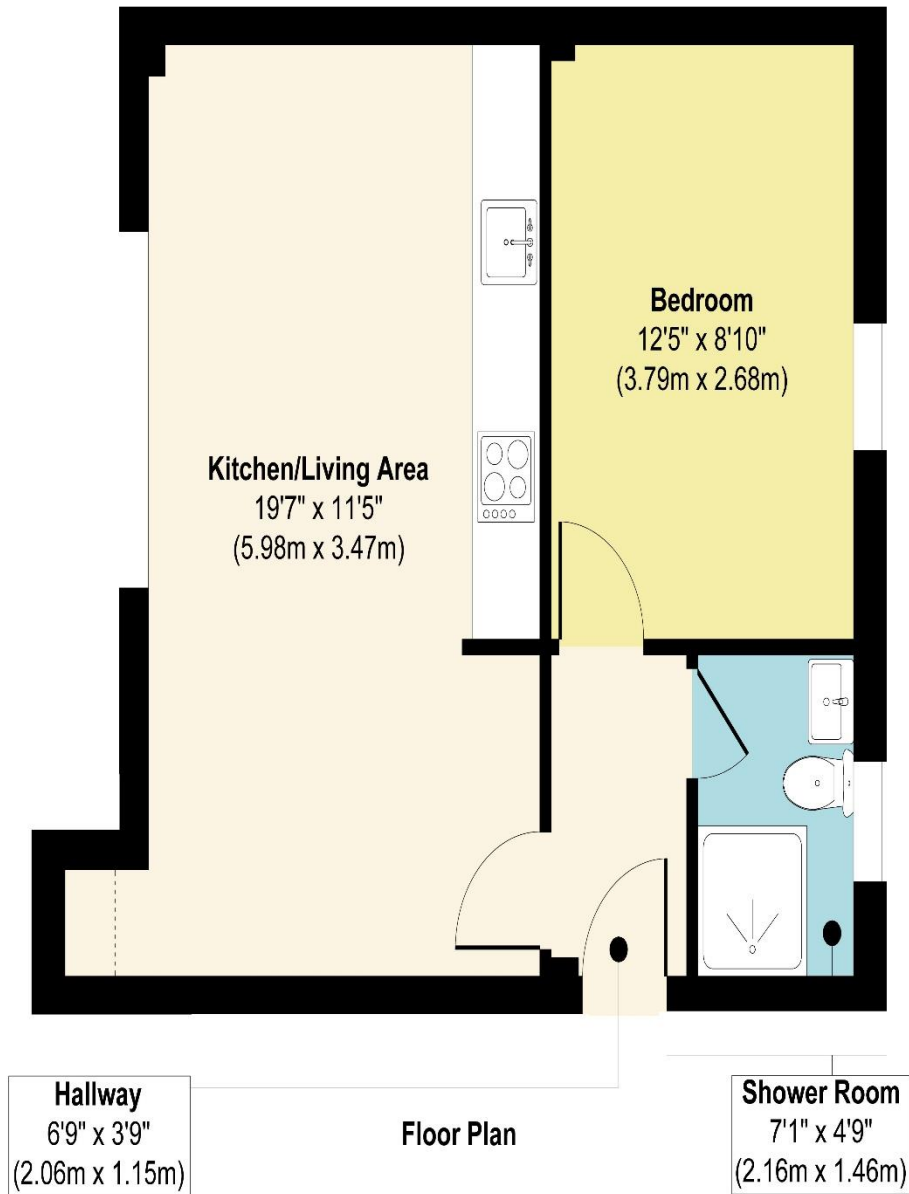


Kings George House, Hatfield

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Approx. Gross Internal Floor Area 607 sq. ft / 56.40 sq. m

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

Produced by Elements Property

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

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 particular 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

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Kings George House, Hatfield Leasehold Price £199,995



CHAIN FREE refurbished one bedroom first floor flat in King George House. Finished to a high standard with open plan living, modern kitchen and bathroom and allocated parking. Ideally located close to local shops and The Galleria. Low service charge and 994 year lease.

- CHAIN FREE
- Recently refurbished to a high standard
- Open plan lounge and modern fitted kitchen
- Integrated appliances included
- Stylish, fully tiled bathroom with large shower
- Top floor Apartment
- Allocated parking space
- Very close to local shops and The Galleria
- Low service charge
- 994 year lease



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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

Kings George House, Hatfield



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Communal Entrance

Carpeted communal hallway with secure front door and entry phone system. Staircase providing access to all flats.

Entrance Hall

Entry phone system. Doors leading to the open plan lounge/kitchen, bedroom and bathroom.

Open Plan Lounge / Kitchen

Lounge Area

Bright living space with front facing window, wood laminate flooring and radiator, providing a comfortable area for relaxation and entertaining.

Kitchen Area

Modern fitted kitchen with tiled splash backs, electric oven and hob with extractor over, base and eye level units, steel sink with drainer and mixer tap. Cupboard housing the boiler. Integrated fridge, dishwasher and washing machine.

Bedroom

Well proportioned bedroom with wood laminate flooring, rear facing window and radiator.

Bathroom

Contemporary bathroom featuring tiled flooring and fully tiled walls, vanity wall mounted sink, low level flush wc, radiator, rear facing window, large shower and extractor fan.

Further Details

The property is Leasehold
Council Tax Band - Band B

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.