



**Connells**

Red Lion Court Great North Road  
Hatfield



### Property Description

Situated within a highly sought-after and exclusive gated development in the charming Old Hatfield area, this well-presented two-bedroom top floor apartment offers a fantastic opportunity for a range of buyers, particularly those seeking convenience, security and modern living.

The property enjoys a prime position within walking distance of Hatfield train station, making it ideal for commuters needing direct access into London and surrounding areas. The development itself is privately gated, providing a sense of security and exclusivity, with well-maintained communal areas and allocated parking.

Internally, the apartment offers bright and well-proportioned accommodation throughout. The heart of the home is the spacious open plan living and kitchen area, designed to create a sociable and versatile space perfect for both relaxing and entertaining. The kitchen is fitted with a range of modern units and appliances, seamlessly flowing into the living area.

There are two well-sized bedrooms, both offering comfortable accommodation with flexibility for use as a guest room, home office or dressing space if required. The property is serviced by a contemporary family bathroom, finished to a good standard.

Being positioned on the top floor, the apartment benefits from added privacy along with a light and airy feel throughout.

This is a fantastic opportunity to acquire a low-maintenance home in a desirable location, combining modern living with excellent transport links.



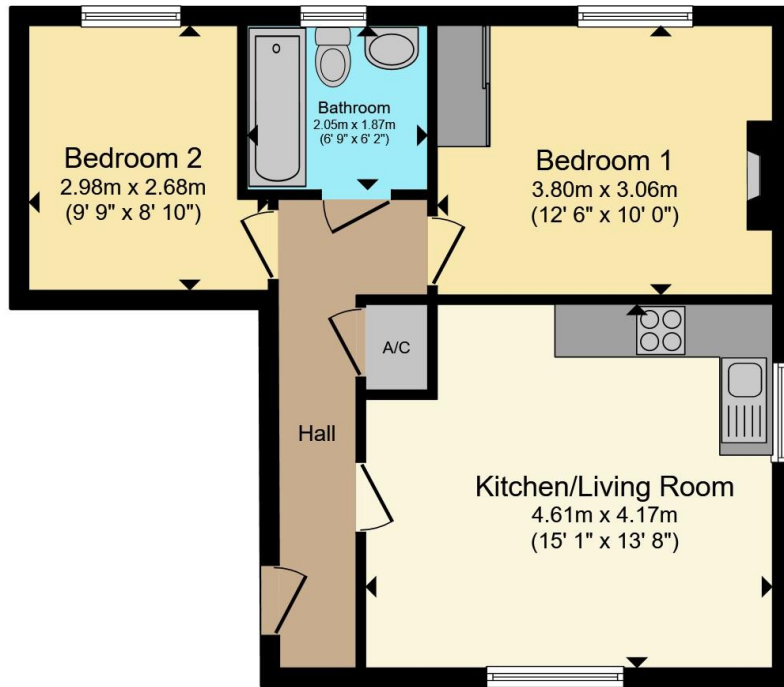
**Kitchen/ Living Room**  
15' 1" x 13' 8" ( 4.60m x 4.17m )

**Bedroom 1**  
12' 6" x 10' ( 3.81m x 3.05m )

**Bedroom 2**  
9' 9" x 8' 10" ( 2.97m x 2.69m )

**Bathroom**  
6' 9" x 6' 2" ( 2.06m x 1.88m )





**Floor Plan**

Total floor area 49.2 m<sup>2</sup> (530 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax Band: C

Service Charge: 2000.00

Ground Rent: 275.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Jun 2007. 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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