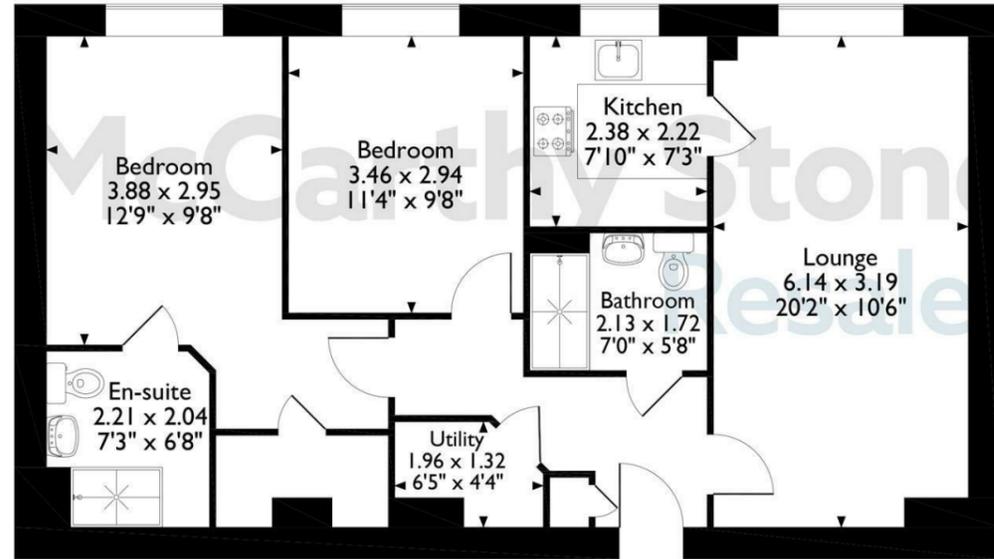
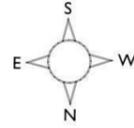


Highclere House, Flat 3, 98, Great North Road, Hatfield, Hertfordshire  
Approximate Gross Internal Area  
71 Sq M/764 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**3 Highclere House**

Great North Road, Hatfield, AL9 5DB



**Asking price £275,000 Leasehold**

Well presented GROUND FLOOR retirement apartment with a SPACIOUS lounge and modern kitchen with BUILT IN APPLIANCES. Principle bedroom has a WALK IN WARDROBE and EN SUITE SHOWER ROOM. Second double bedroom and GUEST SHOWER ROOM completes this lovely apartment.

**Call us on 0345 556 4104 to find out more.**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Great North Road, Hatfield

## Highclere House

Welcome to Hatfield - a perfect marriage of old and new, from the charming Old Hatfield village with the splendid grounds and grandeur of Hatfield House - to the modern retail Mecca of The Galleria: a shopper's paradise filled with high-street favourites, designer brands, cafes and restaurants.

With everything you could want right on your doorstep and London only a short-hop away, Hatfield has fast become a highly popular place to live. Our luxury one and two bedroom apartments at Highclere House have been beautifully built and designed for you to get the best out of life. With modern design offering bright and airy spaces with a wealth of smart design features and flawless finishing touches. Every apartment is decorated perfectly in a tasteful and contemporary style, and you can expect the very best in high-end integrated appliances, and all the latest security systems as standard.

Highclere House also offers a beautifully designed furnished lounge for all Homeowners to enjoy as a community and with friends and family all year round, with adjoining furnished patio and surrounding landscaped gardens, making it the ideal place to sit back and relax whatever the season and occasion.

## Local Area

The town of Hatfield easily provides all of life's little necessities - from a wide range of well-known supermarkets, independent shops and high street retailers - to doctors' surgeries, dental practice and post-office. The welcoming Red Lion Pub is just a short stroll from the development and provides some great dining.

But there's far more to Hatfield than its many modern amenities. Old Hatfield was left untouched by any post-war development and still remains a place full of old-world charm and character. The nearby Hatfield House is a magnificent Jacobean mansion with stunning ornamental gardens and splendid grounds. Offering extensive tours of the house and gardens, and has many attractions including a restaurant and café and regular annual community events.

If you'd rather enjoy some intense retail therapy, The Galleria Designer Outlet is only a short distance away (approx. 1.7 miles) and has a massive variety of big-name brands and independent stores - as well as a huge selection of restaurants, cafes and the Odeon Cinema. Hatfield Train Station is only a few minutes walk

from the proposed development and provides direct services to central London, reaching Finsbury Park Station in approximately 16 minutes and Kings Cross in 22 minutes. There are also regular trains to Welwyn garden City; Stevenage and Cambridge. Directly outside Highclere House has a bus stop offering a regular service to Welwyn Garden City providing easy access to Waitrose and John Lewis.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. Door leads to a utility room with a washer/dryer and storage area. Additional store cupboard is located from the hall. Doors lead to the lounge, bedrooms and guest shower room. Electric radiator.

## Lounge

Bright and airy lounge with a full height, double glazed window and fitted blind. Ample room for a dining table Two double glazed windows with fitted blinds. TV point with Sky+ connectivity. Two ceiling lights, two wall panel heaters, raised power sockets and fitted carpets.

## Kitchen

A wonderful modern kitchen with a range of wall and base units with a rolltop work surface over with matching upstand., Waist height oven, built in microwave, ceramic hob and integral fridge/freezer. Stainless steel sink sits beneath a double glazed window with fitted blind. Ceramic floor tiles, under pelmet lighting, spotlights.

## Principle Bedroom

A spacious bedroom with a full height double glazed window with fitted blind. Walk in wardrobe providing plenty of hanging rails and shelving. Central ceiling light, TV and telephone points. Door leading to an ensuite shower room.

## Ensuite shower room

Modern shower room with level access shoer cubicle and screen. Vanity unit with inset wash hand basin and storage, fitted, illuminated mirror, WC, wall mounted heated towel rail. Slip resistant flooring.

## Second Bedroom

A good sized second bedroom with a double glazed window and fitted blind. This room would also be perfect used as a study, dining room or hobby room. Central ceiling light, fitted carpets.

# 2 bed | £275,000

## Shower room

Modern shower room with level access shower cubicle and screen. Vanity unit with inset wash hand basin and storage, fitted, illuminated mirror, WC, wall mounted heated towel rail. Slip resistant flooring.

## Service Charge

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The cost of the excellent House Manager who oversees the smooth running of the development

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

Annual Service Charge is £5,443.93 for the financial year ending 28/02/2027.

## Lease

Lease: 999 years from 1st Jan 2020

Ground rent: £495 per annum

Ground rent review: 1st Jan 2035

## Moving Made Easy & Additional Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
  - Part Exchange service to help you move without the hassle of having to sell your own home.
  - Removal Services that can help you declutter and move you in to your new home.
  - Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.
- FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT
- Superfast Fibre Broadband available
  - Mains water and electricity
  - Electric room heating
  - Mains drainage

