



North Drive, Hatfield, AL9 5EG

£219,750



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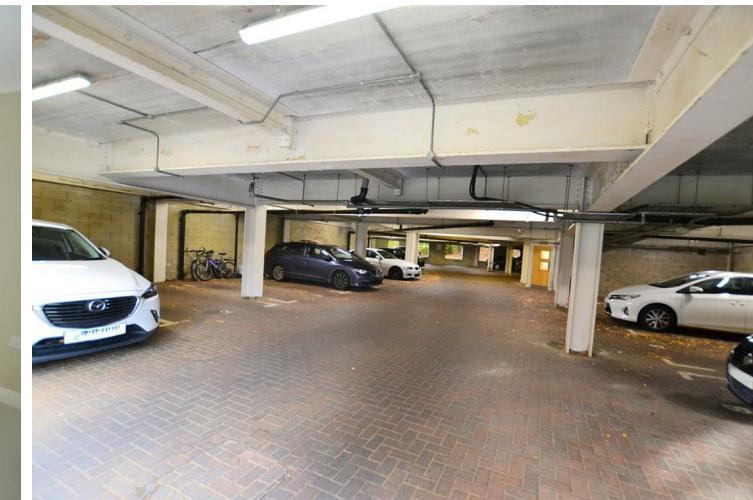
## North Drive, Hatfield

Located in a private gated development within a mile of Hatfield train station, is this newly decorated two double bedroom, two bathroom apartment borders Hatfield's historic "Old Town" and is close to the Town Centre.

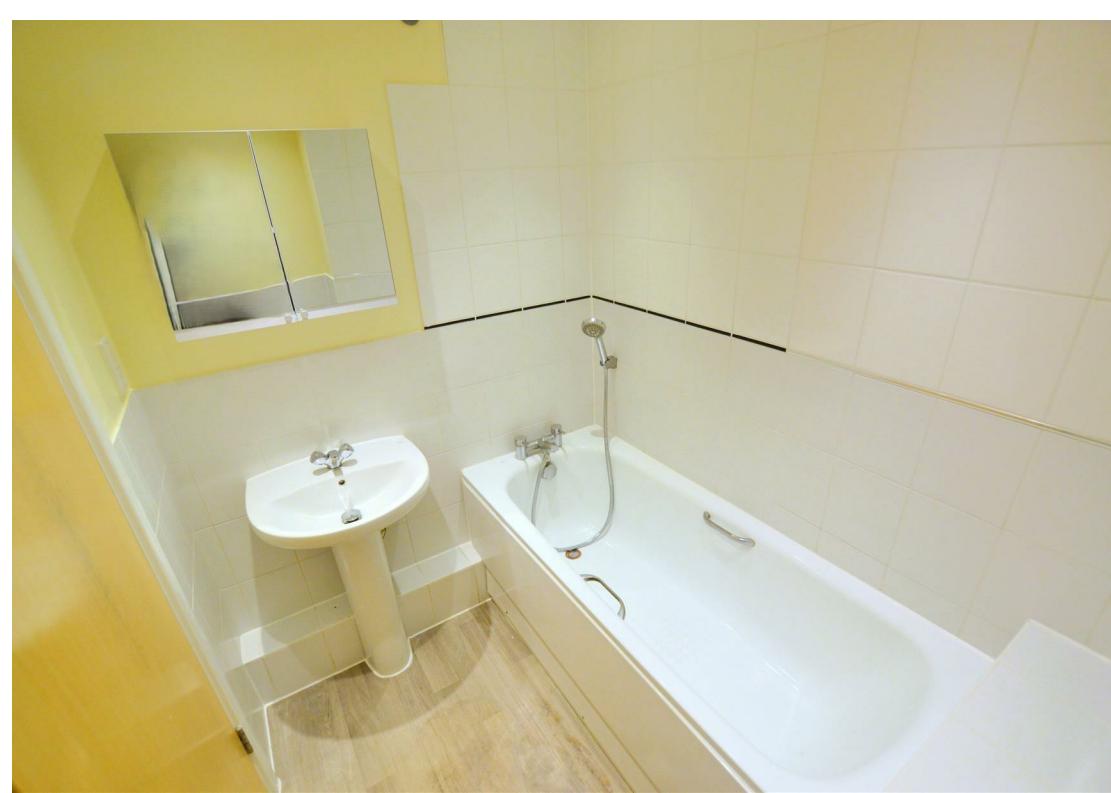
The property briefly comprises of entrance hall with security entry phone system and storage cupboards, a open plan lounge/kitchen which has built in appliances, two double bedrooms, en suite shower room/wc to the master bedroom and a further bathroom/wc. The windows are triple glazed and the heating is gas fired with radiators.

Outside the communal grounds are well maintained, there is a private allocated under ground parking space and further guest spaces available.

Please call us on 01707 270777 to arrange your viewing.







#### Communal Entrance Hall

Entrance door to front, security entry phone system, stairs and lift to all floors.

#### Private Entrance Hall

Security entryphone system, storage cupboards, radiator, doors to:

#### Master Bedroom

13'5 x 9'9

triple glazed window to front, radiator, built in wardrobe, door to:

#### En-Suite

Fully tiled shower cubicle with folding doors, pedestal wash hand basin with mixer tap, cupboard with mirror over, dual flush wc, complimentary half wall tiling, chrome effect heated towel rail, extractor fan, inset spotlights.

#### Bedroom Two

9'9 x 7'2

Triple glazed window to front, radiator, wood effect flooring.

#### Bathroom/wc

Comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, cupboard with mirror over, dual flush wc, complimentary tiling, chrome effect heated towel rail, extractor fan, inset spotlights.

#### Lounge/Kitchen

18 x 12'4

Two triple glazed windows to front and one to rear, two radiators, wood effect flooring in kitchen area,

fitted range of wall and base units, complimentary work surfaces and splash backs, space for fridge/freezer and washing machine, built in stainless steel oven and hob with chimney style extractor over.

#### Private Underground Parking

Private allocated parking space beneath the building for one vehicle, further guest spaces.

#### Leasehold Information

Lease Details: - 125yrs from 01/01/2004 (105yrs remaining)

Ground Rent: - £87.50 per annum

Service Charge: - £2,400.00 per annum

## Ground Floor



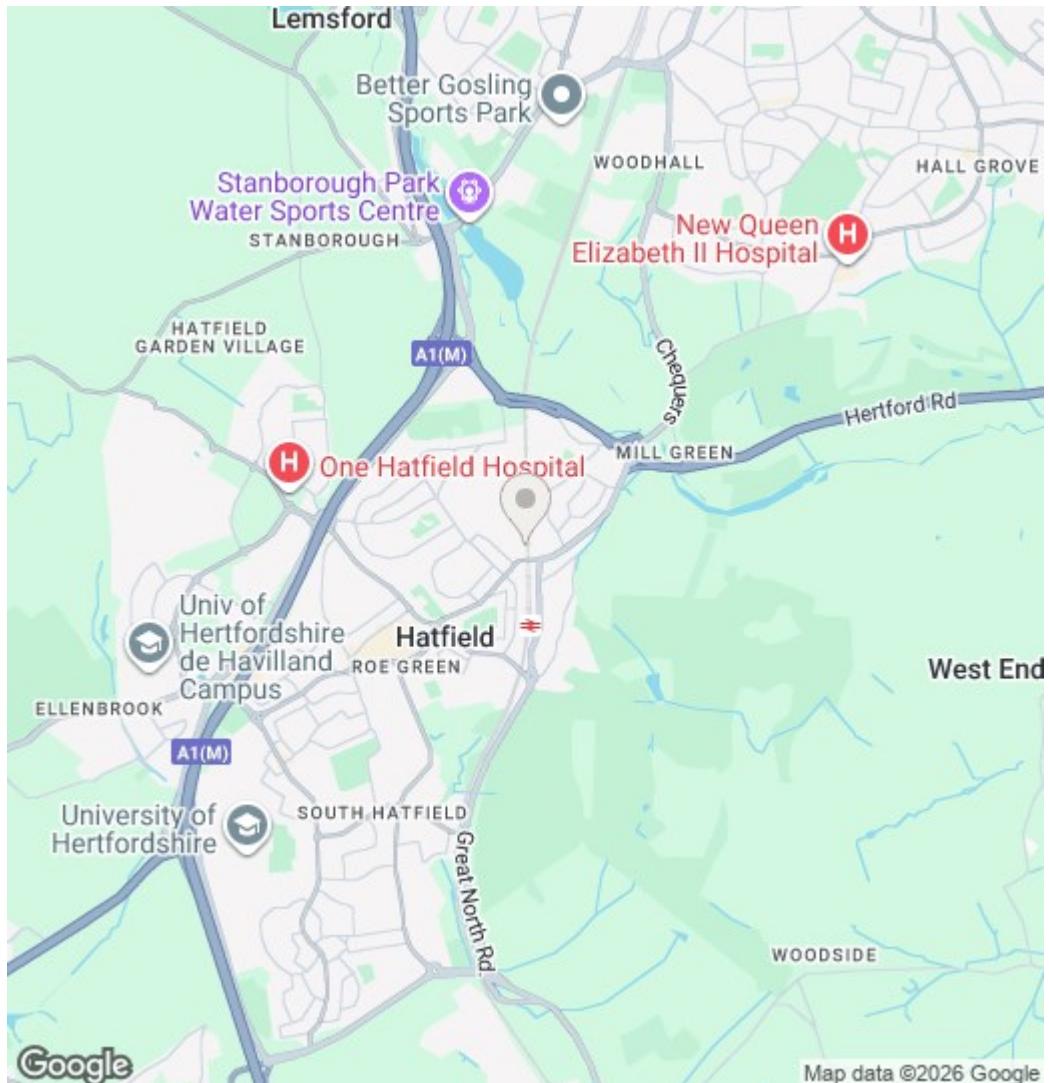
Total area: approx. 52.2 sq. metres (562.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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