



North Drive, Hatfield, AL9 5EG

**Guide Price £250,000**



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## North Drive, Hatfield

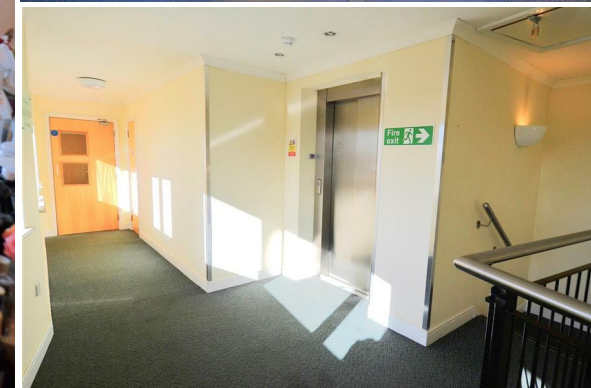
Guide Price £250.000-£260.000

Situated in a private gated development within a mile of the train station, this larger than average two double bedroom top floor flat with en-suite borders Hatfield's historic "Old Town" and is close to the Town Centre.

The property briefly comprises of entrance hall with security entryphone system and storage cupboards, a good sized L shaped lounge/dining room which is open plan to the kitchen which has built in appliances, two double bedrooms with 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, wood effect flooring, radiator, doors to:

#### **Open Plan L Shaped Lounge/dining Room/Kitchen**

Three triple glazed window to front, two radiators, wood effect flooring, 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.

#### **Master Bedroom**

triple glazed window to front, radiator, wood effect flooring, door to:

#### **En Suite**

Shower cubicle with folding glazed doors, pedestal wash hand basin with mixer tap, mirror and shaver point over, dual flush wc, complimentary wall tiling, chrome effect heated towel rail, extractor fan, window to rear.

#### **Bedroom Two**

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, mirror and shaver point over, dual flush wc, complimentary tiling, chrome effect heated towel rail, extractor fan.



#### **Private Underground Parking**

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

#### **Leasehold**

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

Ground Rent: - £247.50 per annum

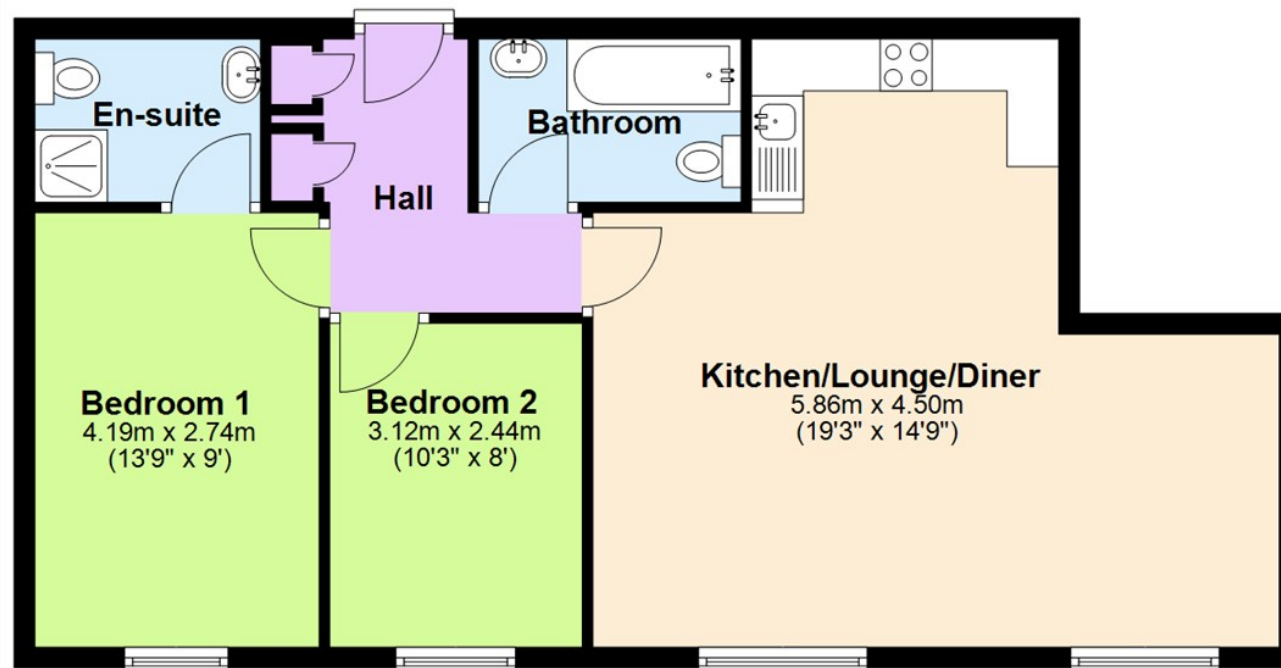
Service Charge: - £2,400.00 per annum







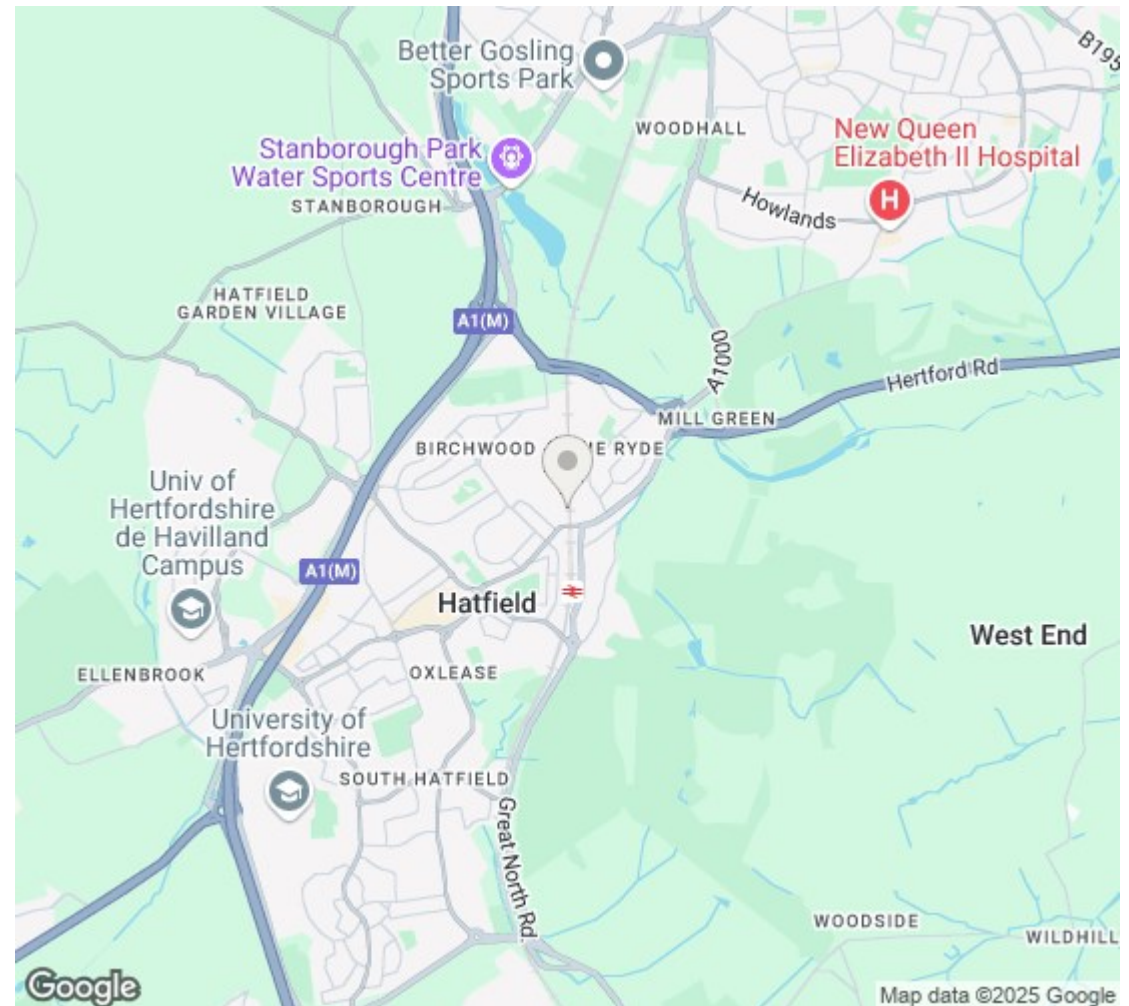
## Ground Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

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	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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	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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