



# Alban Court

Roe Green Lane, Hatfield,  
Hertfordshire, AL10 0SH  
£300,000





A conveniently located modern apartment built to a high specification with items such as 'solid Oak' doors and 'Nest' heating controls; briefly comprising; communal entrance with stairs rising to second floor; hall leading to cloakroom, boiler cupboard; kitchen/lounge with integrated appliances; bedroom one; en-suite with separate shower and bath; bedroom two; en-suite with corner shower; garage en-block. This property further features video entryphone system, and a HEPA air filtering system. Close to Galleria and town centre, with easy access to commuter roads and amenities.

- Second floor
- Modern
- Garage
- Two bedrooms
- Two en-suites
- Video entry
- HEPA air filter

#### **COMMUNAL ENTRANCE**

Stairs leading up to;

#### **SECOND FLOOR**

##### **Entrance**

Airing cupboard with 'Vaillant' storage tank. 'Vaillant Eco Tech Plus' Boiler. Radiator. Amtico Flooring. Sky Light. Video Entry. Smoke alarm. Spot Lighting.

##### **Cloakroom**

Pedestal basin with mixer taps. Mosaic tiled splash back. Low flush WC. Tiled floor. Radiator. Spot lighting.

##### **Open Plan Reception / Kitchen**

23' 3" x 14' 1" (7.09m x 4.29m)

Fantastic modern day living with this ideal space for entertaining! 'Velux' window to rear aspect. Whirlpool' Fridge/freezer. 'AEG' Oven and microwave. 'Zanussi' washer dryer. 'Whirlpool' Dishwasher. Granite worktops. Concealed lighting. 'AEG' induction four ring hob. Extractor. Inset sink with mixer tap. Inset spot lighting. 'Amtico' flooring. Radiator.

##### **Bedroom One**

17' 2" x 13' 9" (5.23m x 4.19m) Double glazed window to side aspect. Radiator. Spot lighting. Carpet.

##### **En-suite 1**

Vanity sink with mixer taps. Tiled splash back. Unit under. Walk-in shower with wall mounted 'Grohe' shower. Glazed screen. Low flush WC. Panelled bath with mixer taps. Tiled walls. Chrome towel rail. Tiled floor.



## Bedroom Two

11' 6" x 10' 8" (3.51m x 3.25m)

'Velux' window to side aspect. Radiator. Shelving. Carpet.

## En-Suite 2

Low flush WC. Corner Shower. 'Grohe' wall mounted shower. Curved screen. Vanity sink. Mirror with integral lighting. Spot lighting. Tiled walls and floor.

## Area

Hatfield Town Centre has leisure and shopping facilities including the 'Galleria' and is the home of Historic Hatfield House, park and gardens. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London King's Cross and Moorgate making commuting easy.

## EXTERNAL

## Garage En-Bloc

For one vehicle

## AGENTS NOTES

Service charge £1,000PA - includes Ground Rent.

Wireless Data Connection to each room

Nest Heating control

HEPA integrated Air filter

Vendor has advised details therefore they must be checked with a legal representative.

PLEASE NOTE THAT THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

WE ARE ABLE TO OFFER FREE AND IMPARTIAL FINANCIAL ADVICE, PLEASE CALL 01707 271450 FOR DETAILS







All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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