



WRIGHTS



77 Parkhouse Court, Hatfield, Hertfordshire AL10 9QZ

£220,000 - Leasehold

Property Summary

Wrights welcome to the market this TWO BEDROOM FIRST FLOOR APARTMENT close to the Galleria shopping centre. The property has been well maintained by the current owner and benefits from en-suite facilities to main bedroom, allocated parking bay and balcony from the living room and also features the popular Hive heating system. Local amenities nearby including restaurants, convenient stores. Leaseholders also have access to a residents gym. We highly recommend an internal inspection at your earliest convenience.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- MODERN APARTMENT
- TWO BEDROOMS
- FIRST FLOOR
- EN SUITE TO MASTER BEDROOM
- FITTED KITCHEN
- BALCONY
- HIVE HEATING SYSTEM
- FITTED BATHROOM
- CLOSE TO AMENITIES
- ALLOCATED PARKING

Room Descriptions

ACCOMODATION

Hallway

Via Communal security door with lifts and stairs leading to first floor. Hardwood entrance door to hallway with video security phone system, storage cupboard, additional storage cupboard with plumbing for automatic washing machine and HIU heating unit.

Living Room

12' 0" x 15' 11" (3.66m x 4.85m) Double glazed doors to balcony, Fitted radiator, TV aerial point, open aspect leading to:

Kitchen

7' 1" x 10' 2" (2.16m x 3.10m) Range of matching wall and base units with worktops over incorporating polycarbonate sink unit with mixer taps with spray function. Fitted appliances including oven and hob with extractor over, fridge/freezer, dishwasher. Vinyl flooring.

Bedroom One

8' 9" x 16' 4" (2.67m x 4.98m) Front aspect double glazed window, fitted radiator, TV aerial point, recess wardrobe space, door off to:

En-Suite

Fully tiled cubicle housing "Aqualisa shower unit" wash hand basin, low level WC, heated towel rail, complementary tiling to splashbacks, extractor fan, downlighters.

Bedroom Two

8' 8" x 12' 4" (2.64m x 3.76m) Front aspect full length double glazed window, laminate wood flooring, fitted radiator, TV Aerial point.

Bathroom

Three piece bathroom suite comprising panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit below, low level WC, heated towel rail, downlighters.

ADDITIONAL INFORMATION

Agents Notes

Lease: 137 years remaining
Ground Rent: £240.00
Service Charge: £2637.96
Council Tax Band D
We are informed by the vendor the Electricity Bill is payable every six months to the Management Company.

