



77 Sovereign Place, Hatfield, Hertfordshire AL9 5ET

Guide Price £285,000 - Leasehold



Property Summary

We are delighted to welcome to the market this rare opportunity to purchase this lovely spacious TWO DOUBLE BEDROOM apartment situated in the sought after RYDE area of Hatfield and benefits from TWO BALCONIES and TWO PARKING SPACES, with En-suite to the main bedroom plus an additional family bathroom. With local amenities nearby and easy access to the A1(M) servicing London and the North. The property has been maintained to a high standard by the current owners and we highly recommend an internal viewing at your earliest convenience.

Sovereign Place is located in the very popular 'The Ryde' district close to the grounds of Hatfield House. The location gives access to 'The Dell Woodland Reserve' and Ryde School, as well as shopping amenities which include Tesco and the Galleria shopping centre. Hatfield rail station (London Kings Cross 22 mins) and all major road links (A1(M) motorway) are a short distance away.

Features

- Sought after Development
- First Floor Apartment
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Two Allocated Parking Spaces
- Dual Aspect Lounge
- Large Private Balconies
- Close to Local Amenities
- Gas Central Heating
- 1 Mile to Hatfield Train Station

Room Descriptions

ACCOMMODATION

Hallway

0.99m x 4.58m (3' 3" x 15' 0")

Via hardwood entrance door, fitted radiator, security entry phone system, large cupboard housing fuse box, doors off to:

Lounge

2.96m x 4.52m (9' 9" x 14' 10")

Dual aspect with double glazed doors leading to balconies for relaxing on a bright sunny day. fitted radiators, concealed glazed sliding doors leading to:

Kitchen

1.97m x 4.09m (6' 6" x 13' 5")

Rear aspect double glazed window. Range of modern wall and matching base units complemented by worktops over incorporating one and a half bowl stainless steel sink unit. Fitted oven and four ring hob with extractor over. Integrated washer/dryer and space for further appliances.

Bedroom One

3.07m x 4.11m (10' 1" x 13' 6")

Front aspect double glazed windows, fitted radiator, door leading to:

En Suite

1.75m x 2.21m (5' 9" x 7' 3")

Larger than average fully tiled shower cubicle, pedestal wash hand basin, low flush WC, fitted radiator.

Bedroom Two

3.00m x 3.37m (9' 10" x 11' 1")

Front aspect double glazed window, fitted radiator.

Family Bathroom

1.91m x 2.14m (6' 3" x 7' 0")

Side aspect double glazed obscure window. Three piece bathroom suite comprising panel enclosed bath with hand held shower attachment, pedestal wash hand basin, low flush WC, complementary tiling to splashbacks, fitted radiator.

EXTERNAL

BALCONY

1.57m x 7.32m (5' 2" x 24' 0")

Accessed via the lounge are two private balconies providing outside space.

Exterior

Parking for two vehicles, communal play area.

Bike Store

Resident external bike storage/outbuilding.

ADDITIONAL INFORMATION

Further Information

Council Tax Band - D

Lease Details - 125yrs from October 2015 (116yrs remaining)

Service Charge - £1,600 per annum (paid over a 10 month period)

Ground Rent - £250.00 per annum

(all information has been provided to us and should be verified by your legal representative).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	