



82 Clarkson Court, Hatfield, Hertfordshire AL10 9GW

Offers in Excess of £250,000 - Leasehold

### Property Summary

Wrights are delighted to bring to market CHAIN FREE this recently refurbished Two Double Bedroom, Two Bathroom second floor apartment that benefits from new flooring and a recently refitted Kitchen. The property is ideally located in a gated complex close to Hatfield Business Park, The Galleria and David Lloyd Gym.

The property benefits from a spacious entrance hallway providing access to all rooms. The lounge dining area provides ample space and can be configured in multiple layouts. There is a large UPVC picture window and single door leading out to the balcony.

The fitted kitchen comprises a range of matching base and eye level units, fitted items include a fridge freezer, electric oven with gas hob. There is space and plumbing for washing machine and slimline dishwasher.

The master bedroom is a well proportioned double with private En-suite shower room. The property further benefits from a second double bedroom and separate bathroom. The bathroom consists of a side panelled bath with shower over, pedestal hand wash basin and W/C.

The apartment is conveniently accessed via a lift and comes with a designated parking space.

### Features

- CHAIN FREE
- TWO DOUBLE BEDROOM
- TWO BATHROOM
- EN-SUITE TO MASTER
- GATED ENTRANCE
- REFITTED KITCHEN
- NEW FLOORING
- BALCONY
- 137yrs REMAINING ON LEASE
- SECOND FLOOR (WITH LIFT ACCESS)

## Room Descriptions

# ACCOMMODATION

### ENTRANCE HALLWAY

1.19m x 4.77m (3' 11" x 15' 8") Provides access to all accommodation, laminate flooring, secure entry phone system handset, gas radiator and store cupboard.

### LIVING ROOM

4.13m x 4.26m (13' 7" x 14' 0") Spacious living area with large UPVC window and door leading out to the balcony. Laminate flooring and gas radiator.

### KITCHEN

2.06m x 2.91m (6' 9" x 9' 7") Newly refurbished kitchen with matching base and wall units, integrated items include; electric oven, gas hob, fridge freezer while there is space and plumbing for a washing machine and slimline dishwasher. Laminate flooring, gas radiator and UPVC window.

### BEDROOM ONE

3.08m x 3.09m (10' 1" x 10' 2") A spacious double bedroom with carpet flooring, gas radiator and UPVC window. Leads to;

### EN-SUITE SHOWER ROOM

1.49m x 1.92m (4' 11" x 6' 4") A three piece suite consists of corner shower cubicle, vanity hand wash basin and W/C. Vinyl flooring and gas radiator.

### BEDROOM TWO

2.52m x 3.24m (8' 3" x 10' 8") Double bedroom with small hanging space. Carpet flooring, gas radiator and UPVC window.

### BATHROOM

1.88m x 2.24m (6' 2" x 7' 4") Three piece suite consists of a side panelled bath with shower over, vanity hand wash basin and W.C Gas radiator and vinyl flooring.

# EXTERIOR

### BALCONY

### PARKING

1x Designated Space

# ADDITIONAL INFORMATION

### Property Details

Council Tax Band - D

Lease Details: - 137yrs Remaining (from Aug 2004 to Aug 2161)

Ground Rent: - £240.00 per annum

Service Charge: - £2,637.00 per annum

Gas Safety Certificate - Valid to April 2025

Electrical Safety Certificate (EICR) - Valid to October 2025

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

