



WRIGHTS



7 Spectre Court, Hatfield, Hertfordshire AL10 9NU

Offers in Excess of £240,000 - Leasehold

Property Summary

****CHAIN FREE**** Two Bedroom, Two Bathroom, Second Floor apartment set in an ideal location close to Hatfield Business Park and Hatfield University. This property would be an ideal first time buy or investment opportunity.

The accommodation comprises of a spacious entrance hall providing ample storage via two large cupboards. The dual aspect open plan living room/kitchen benefits from plenty of natural light and can be configured in multiple configurations. The fitted kitchen consists of matching base and wall units with a tiled backsplash. Integrated items include an electric oven and hob, fridge freezer, washing machine and dishwasher.

The property offers two well proportioned bedrooms. The master further benefits from an En-suite shower room with w/c and hand wash basin. The family bathroom has a side panelled bath, pedestal hand wash basin and w/c.

Spectre Court benefits from well maintained communal hallways and a designated parking space for the property. Viewing comes Highly Recommended.

Features

- CHAIN FREE
- SECOND FLOOR APARTMENT
- TWO BEDROOM
- TWO BATHROOM
- FITTED KITCHEN
- GAS CENTRAL HEATING
- ALLOCATED PARKING BAY
- SALISBURY VILLAGE LOCATION
- CLOSE TO BUSINESS PARK
- GREAT LINKS VIA ROAD & RAIL

Room Descriptions

ACCOMMODATION

HALLWAY

1.18m x 3.18m (3' 10" x 10' 5") Laminate flooring, doors providing access to all rooms, gas radiator and two cupboards providing ample storage.

OPEN PLAN KITCHEN / LOUNGE

6.98m x 5.20m (22' 11" x 17' 1") A large dual aspect living space, a mixture of laminate and vinyl flooring, UPVC windows to front and rear and gas radiator.

BEDROOM ONE

2.77m x 3.72m (9' 1" x 12' 2") A spacious double bedroom, gas radiator, UPVC window and door to ensuite.

EN-SUITE SHOWER ROOM

1.46m x 1.89m (4' 9" x 6' 2") A three piece suite comprising of an electric shower, pedestal hand wash basin and W/C. Vinyl flooring and gas radiator.

BEDROOM TWO

2.41m x 2.65m (7' 11" x 8' 8") A comfortable single with carpet flooring, gas radiator and UPVC window.

BATHROOM

1.70m x 2.09m (5' 7" x 6' 10") A three piece suite comprising of side panelled bath with shower over, pedestal hand wash basin and W/C. Vinyl flooring, gas radiator and frosted UPVC window.

EXTERIOR

PARKING

Designated parking space for one car.

ADDITIONAL INFORMATION

Property Details

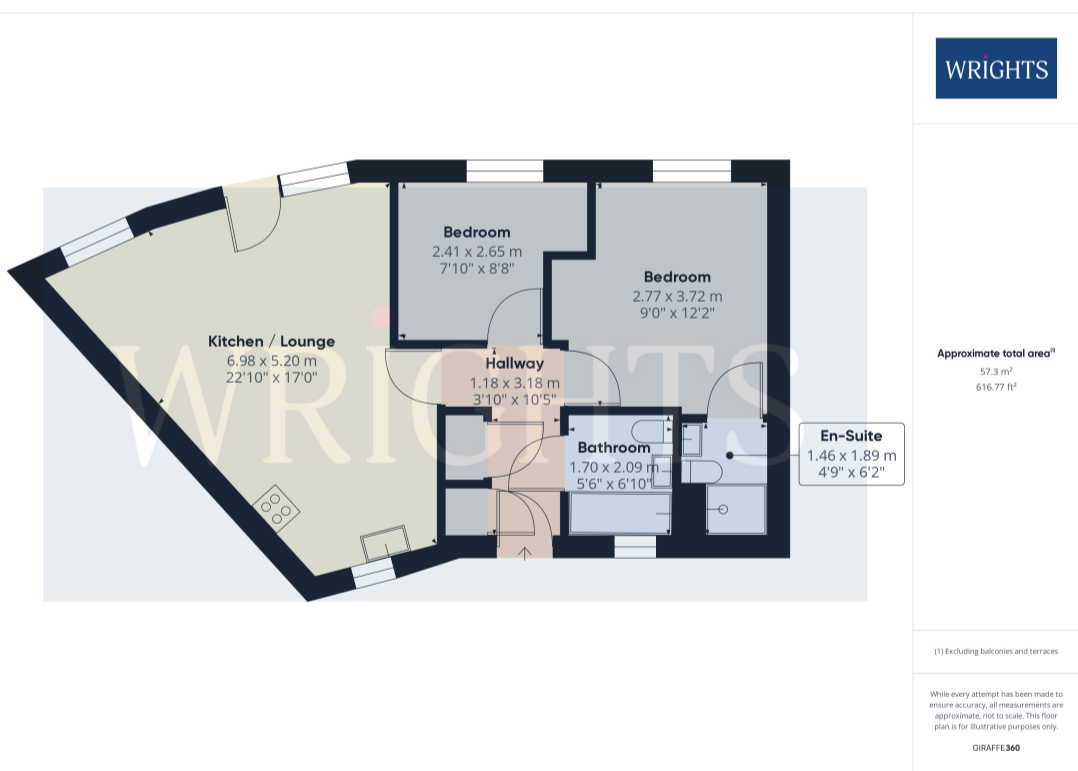
Council Tax Band - C

Lease Details - 125yrs from 1st June 2010 (111 years remaining)

Ground Rent - £250.00 per annum

Service Charge - £2,200 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		
(69-80)	C	80	80
(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	