



55 Sovereign Place, Hatfield, Hertfordshire AL9 5ET

Offers in Excess of £280,000 - Leasehold

### Property Summary

Wrights are delighted to welcome to the market chain free this modern TWO BEDROOM APARTMENT WITH BALCONY. Situated on a popular sought after modern development and close to A1(M) servicing London and the North. The property benefits from all modern luxuries including fitted kitchen and bathroom plus en-suite facilities to bedroom one. 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

- CHAIN FREE
- SOUGHT AFTER DEVELOPMENT
- TWO BEDROOM APARTMENT
- ENSUITE TO MASTER
- DUAL ASPECT LIVING ROOM
- FITTED BATHROOM
- BALCONY
- ALLOCATED PARKING
- 1 MILE TO HATFIELD TRAIN STATION
- CLOSE TO AMENITIES

Room Descriptions

ACCOMMODATION

Hallway

uPVC window, Amtico flooring, fitted radiator, cupboard housing mechanical ventilation system. Doors off to:

Lounge

3.26m x 4.44m (10' 8" x 14' 7") Amtico flooring, fitted radiator, uPVC doors leading to balcony.

KITCHEN

1.987m x 3.7090m (6' 6" x 12' 2") Matching wall and base units with worktops over incorporating sink unit, fitted oven and hob, integrated fridge/freezer, washing machine, Amtico flooring, complementary tiling to splashbacks.

BEDROOM ONE

3.21m x 3.39m (10' 6" x 11' 1") Double glazed uPVC window, fitted radiator, door off to:

En- Suite

1.68m x 2.12m (5' 6" x 6' 11") Three piece suite comprising of separate shower cubicle, wash hand basin, fitted radiator, complementary tiling to splashbacks.

BEDROOM TWO

2.58m x 3.30m (8' 6" x 10' 10") Double glazed uPVC window, fitted radiator.

BATHROOM

1.98m x 2.19m (6' 6" x 7' 2") Three piece bathroom suite comprising of a panel enclosed bath with shower over, wash hand basin, low flush WC, complementary tiling to splashback areas, fitted radiator, uPVC frosted glass window.

EXTERIOR

CAR PARK AND COMMUNAL AREAS

Allocated parking bays and visitor parking.

ADDITIONAL INFORMATION

AGENTS NOTES

Council Tax Band D  
EPC Rating B  
Lease Remaining 113 years  
Service Charge £1500.00 per annum  
Ground Rent £500 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	83	83
(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	