



WRIGHTS

52 St Lukes Court, Hatfield, Hertfordshire AL10 0FD

£240,000 - Leasehold

### Property Summary

Wrights of hatfield are delighted to welcome to the market this CHAIN FREE ground floor TWO BEDROOM APARTMENT. The property has been well maintained by the current owner and benefits from recently fitted Combi Gas boiler. Allocated parking space and close proximity to Hatfield Town centre and all local amenities. We highly recommend an internal viewing 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
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- FITTED BATHROOM
- FITTED KITCHEN
- ALLOCATED PARKING
- COMBI BOILER (1 YEAR OLD)
- CLOSE TO AMENITIES





Room Descriptions

ACCOMODATION

Hallway

Via hardwood entrance door, laminate wood flooring, fitted radiator, security entry phone system, wall mounted fuse box, storage cupboard, doors leading off to:

Kitchen

6' 3" x 13' 6" (1.91m x 4.11m) Front aspect double glazed window, range of matching wall and base units with rolled edge worktops incorporating stainless steel single drainer sink unit with mixer taps, fitted oven and gas hob. Space for appliances, tiling to splashback areas, tiled flooring, fitted radiator. Wall mounted COMBI gas boiler( 1 year old )

Lounge

10' 5" x 14' 7" (3.17m x 4.45m) Front aspect double glazed windows, fitted radiators, laminate wood flooring.

Bedroom One

11' 1" x 12' 6" (3.38m x 3.81m) Side aspect double glazed window, fitted radiator, door to:

En Suite

Side aspect double glazed frosted glass window, shower cubicle, pedestal wash hand basin, low level WC, fitted radiator, extractor fan, tiled flooring, complementary tiling to splashbacks.

Bedroom Two

7' 3" x 9' 10" (2.21m x 3.00m) Front aspect double glazed window, fitted radiator

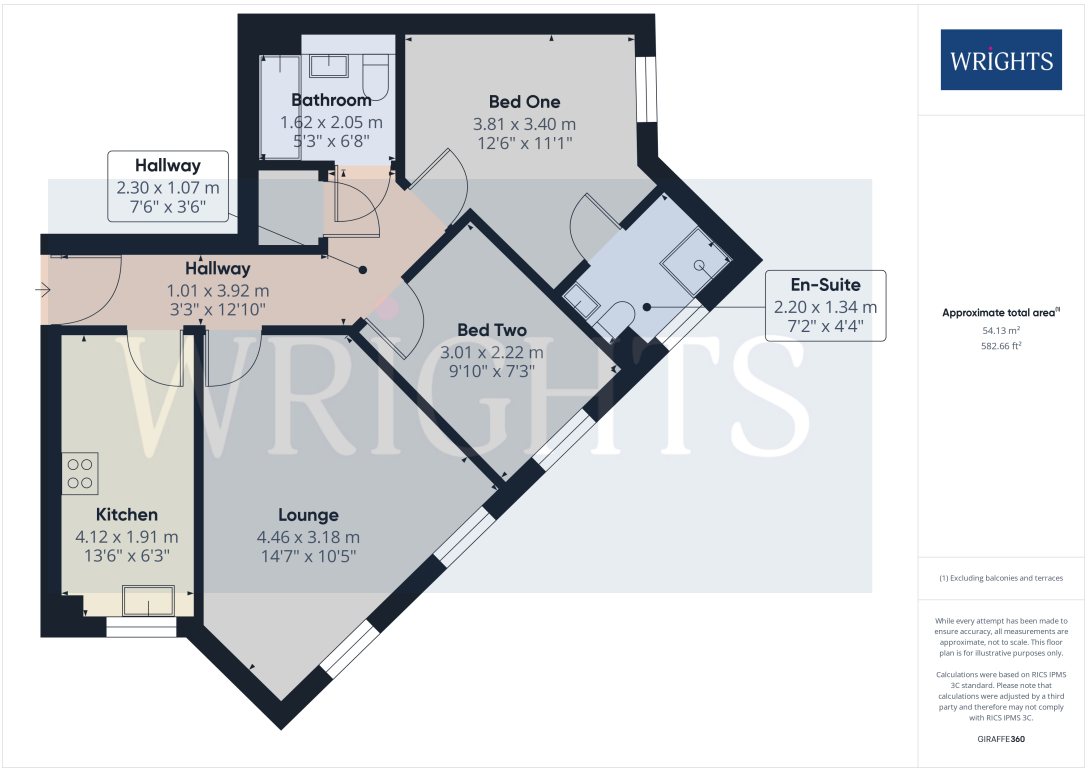
Family Bathroom

Three piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment, pedestal wash hand basin, low level WC, fitted radiator, extractor fan, tiled flooring.

AGENTS NOTES

Additional information

Lease: 117 years remaining  
Ground Rent: £130.80 per annum  
Service Charge: £1431.67  
Council Tax Band: C



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