



201 Parkhouse Court, Hatfield, Hertfordshire AL10 9RD

**£47,500 - Leasehold**

### Property Summary

Wrights of Hatfield are delighted to offer this spacious CHAIN FREE TWO BEDROOM APARTMENT WITH BALCONY AND CLOSE TO LOCAL AMENITIES OFFERED ON A 25% SHARED OWNERSHIP. The property offers a bright spacious lounge/Kitchen with private balcony overlooking local amenities including restaurants, supermarket and a range of different stores and takeaways. The apartment offers two good sized bedrooms and private bathroom and allocated permitted parking space. 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
- TOP FLOOR
- TWO BEDROOMS
- LOUNGE DINER
- PRIVATE BALCONY
- CLOSE TO AMENITIES
- FITTED KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZING
- PERMITTED PARKING

## Room Descriptions

### ACCOMMODATION

#### Hallway

Via hardwood entrance door, fitted cupboard housing heating system with slatted shelving for storage, Security entry phone system, doors leading off to:

#### Lounge/Diner

10' 3" x 16' 3" (3.12m x 4.95m) Double glazed French doors leading to private balcony overlooking the square. Fitted radiator, television and phone points, ample plug sockets, open aspect to:

#### Kitchen

7' 0" x 10' 3" (2.13m x 3.12m) Range of modern matching wall and base units with worktops over incorporating one and a half bowl stainless steel single drainer sink unit with mixer taps over. Space for appliances, complementary tiling to splashbacks.

#### Bedroom One

8' 6" x 16' 3" (2.59m x 4.95m) Front aspect double glazed tilt and turn window, fitted radiator, fitted carpet.

#### Bedroom Two

8' 8" x 16' 2" (2.64m x 4.93m) Front aspect double glazed tilt and turn window, fitted radiator, fitted carpet.

#### Bathroom

Modern Three piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment over, pedestal wash hand basin, low flush W/C, complementary tiling to splashback, fitted radiator, shaver point.

#### EXTERIOR

Permitted parking space.

### ADDITIONAL INFORMATION

#### Agents Notes

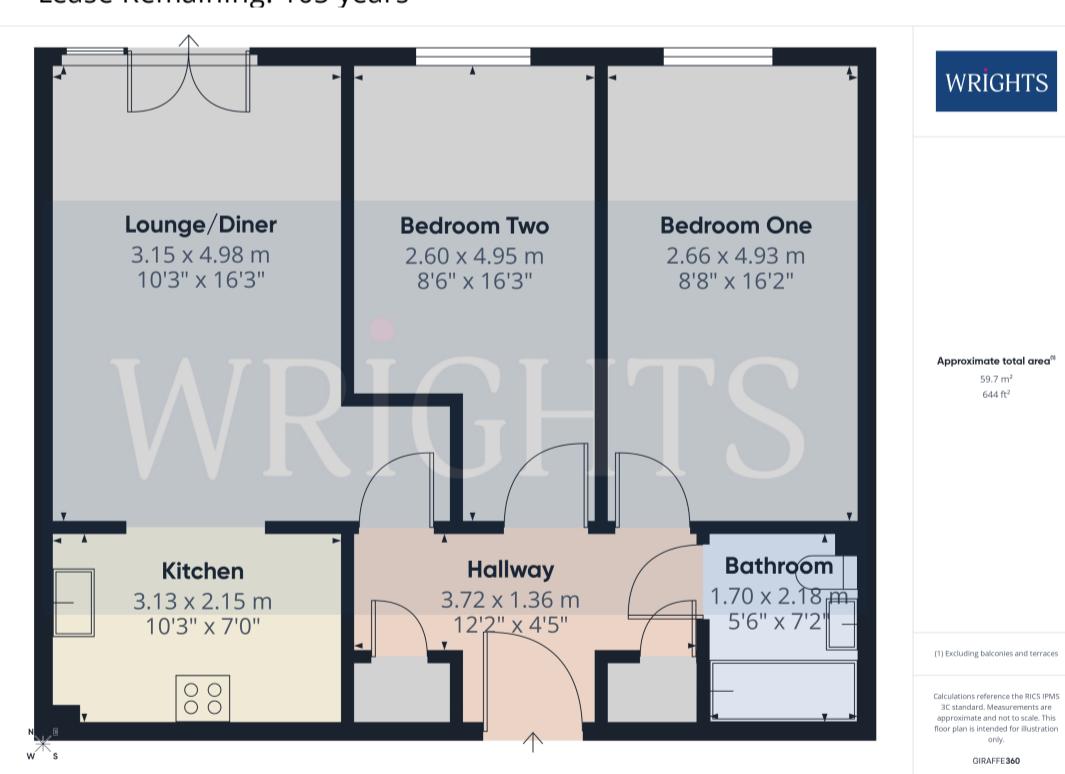
Council Tax Band: Band C

EPC Rating: Band C

Service Charge: £474.84

Rent: £501.40

Lease Remaining: 105 years



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>	79	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC