



33 York House  
HATFIELD Hertfordshire  
AL9 5EG

£194,950

Quick Reference: 3370788



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# Two bedroom apartment perfect for an investment or first time buyer located within a short walking distance from Hatfield BR station and local amenities.

- MASTER EN SUITE
- CLOSE TO HATFIELD BR STATION

- GATED DEVELOPMENT
- ALLOCATED PARKING SPACE

## Description

A fantastic opportunity to buy this two bedroom third floor flat situated offering open plan living and is within walking distance to Hatfield BR station. Currently rented out at £900 PCM.

## Ground Floor

**Entrance Lobby** Key access and phone security entry system. Lift and stairs to all floors.

## Second Floor

**Entrance Hall** Double glazed window to rear aspect. Video telephone entry system. Built in cupboard housing mega flow system. Television point. Storage cupboards. Fitted carpets.

**Lounge** 19' 2" x 12' 9" (5.84m x 3.89m) Double glazed windows to front and side aspect. Two radiators. Coving to ceiling. Fitted carpet. Television point.

**Kitchen** Double glazed window to rear aspect. A range of matching wall and base units. Stainless steel sink and drainer. Space for Fridge/freezer. Integrated washer/dryer. Electric oven with four ring gas hob. Extractor hood. Cupboard housing boiler. Part tiled walls. Wood effect flooring.

**Bedroom One** 11' 8" x 9' 4" (3.56m x 2.84m) Double glazed window to front aspect. Built in double wardrobes. Radiator. Coving to ceiling. Fitted carpet.

**En Suite** Fully tiled shower cubicle with power shower. Low level W.C. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Extractor fan. Wood effect flooring.

**Bedroom Two** 9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window to front aspect. Radiator. Coving to ceiling.

**Bathroom** Double glazed window to rear aspect. Panelled

bath with shower attachment. Low level W.C. Pedestal wash hand basin. Spot lights. Extractor fan. Fully tiled walls. Wood effect flooring.

## Exterior

**Parking** Private allocated parking space.

**Communal Area** Electronically operated gates. Pathway with secure gated access leading toward Hatfield BR station. Rear communal gardens.

**Area** Hatfield Town Centre has leisure and shopping facilities including the 'Galleria' and is the home of Historic Hatfield House, park and gardens. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London King's Cross (with its connection to St Pancras International) and Moorgate making commuting easy.

PLEASE NOTE - THESE ARE DRAFT PARTICULARS AND HAVE NOT YET BEEN APPROVED BY THE VENDORS.

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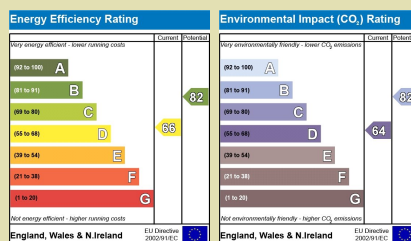
Agent Notes:

Maintenance charge: £817.15 every 6 months

Ground rent: £87.50 every 6 Months

Let at: £900 PCM

Lease: 125 years from 2005



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.



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