



Total Approx. Floor Area 60.7 Sq.M. (653 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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Old Hatfield is a GREAT place to live! This two double bedroom apartment is a commuters dream, being very close to Hatfield Train Station making a journey in to London a breeze, while historic Hatfield House is also on the doorstep for leisurely weekends with free access to the park for residents. This apartment also benefits from a garage, well maintained communal gardens all adding to the desirability of this property.

Communal Entrance:

Stairs rising to first floor;

First Floor:

Entrance Hall:

Hard wood front door. Entry Phone system. Cloaks cupboard. Coved ceiling. Multi pane glazed door to;

Lounge/ Diner:

16' 9" x 13' 9" (5.11m x 4.19m) Double glazed windows with bespoke vertical blinds to rear aspect. Coved ceiling.

Kitchen:

11' 6" x 6' 5" (3.51m x 1.96m) Double glazed window to front aspect. A range of matching wall and base units with complimentary worktops. Built in 'Bosch' oven with 'Lamona' halogen four ring hob with glass splash backs. Stainless steel extractor hood over. Stainless steel sink and drainer with mixer tap. Built in 'Lamona' Microwave. Plumbing for washing machine. Space for tumble dryer. Space for vertical fridge/freezer. Coved ceiling. Spot lighting. Tiled flooring.

Bedroom One:

13' 2" x 10' 7" (4.01m x 3.23m) Double glazed window to front aspect. Fitted wardrobes. Wall mounted electric heater. Coved ceiling.

Bedroom Two:

10' 0" x 7' 6" (3.05m x 2.29m) Double glazed window to front aspect. Wall mounted electric heater. Coved ceiling.

Bathroom:

Double glazed window to front aspect. Low flush W.C. Pedestal wash hand basin. Paneled bath with ornate mixer tap and shower attachment. Wall mounted 'Mira' sport shower with glazed screen over. Part tiled walls with decorative cover. Electric heated chrome towel rail. Coved ceiling.

Exterior:

Attractive communal gardens. Gated Access to Station opposite. Access to garage en bloc.



Area:

Old Hatfield, an historic village, is next to Hatfield House and grounds and close to Hatfield station with access to London's Kings cross/Moorgate and St Pancras International in 25 Minutes. Close to main A - Roads and leisure and shopping facilities are nearby.

Agents Notes:

114 years left on lease.
Ground rent - £160 Per Annum
Service Charge - £1,300 Per Annum
Garage Ground Rent - £100 Per Annum

Vendor has advised the details above therefore they must be checked with a legal representative.

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