



23 Campion Road, Hatfield, Hertfordshire AL10 9FA

Guide Price £240,000 - Leasehold

Property Summary

This charming modern two-bedroom apartment offers a perfect blend of comfort and style, ideal for first-time buyers, couples, or small families. Boasting double glazing throughout and fitted radiators, this bright and airy home provides a welcoming living space complemented by laminate flooring, creating a warm and contemporary atmosphere. With a spacious reception room filled with natural light, a modern fitted kitchen equipped with ample storage and sleek fixtures, and a stylish fitted bathroom, this property presents a fantastic opportunity to settle into a desirable neighbourhood. Allocated parking further enhances the convenience of this delightful apartment, making viewing highly recommended to fully appreciate all it has to offer.

Situated in a sought-after location, this property benefits from excellent local amenities within easy reach. Residents will enjoy proximity to well-regarded schools, inviting parks, and vibrant community facilities, making it perfect for families and professionals alike. Reliable public transport links provide straightforward access to the city centre and beyond, while local shops, cafes, and restaurants add to the convenience and charm of the area. Whether you're looking for a comfortable family home or a smart investment, this apartment combines a fantastic setting with practical, modern living spaces.

Step inside the spacious reception room where large windows flood the area with natural light, creating a bright and inviting space to relax or entertain guests. The laminate flooring adds a contemporary touch while enhancing the room's overall warmth. Adjacent to this inviting area is the modern fitted kitchen, thoughtfully designed with practicality in mind. Featuring plenty of storage, sleek work surfaces, and integrated appliances, it offers an efficient and stylish space for meal preparation and casual dining.

The apartment features two generously sized bedrooms, each providing a peaceful retreat after a busy day. These well-proportioned rooms benefit from ample natural light and fitted radiators, ensuring a comfortable environment year-round. The bedrooms offer enough space for double beds and additional furniture, catering perfectly to either family living or accommodating guests and a home office if needed.

The contemporary bathroom is fitted with modern fixtures and boasts a clean, fresh design that complements the rest of the apartment's aesthetic. Finished to a high standard, it includes a bath with overhead shower, a vanity unit, and stylish tiling, offering a relaxing space to unwind. Additional benefits of the apartment include double glazing for enhanced insulation and noise

Room Descriptions

Entrance Hall

Via hardwood entrance door, built in cupboard, laminate flooring, fitted radiators, doors leading off to:

Living Room/Kitchen

9' 5" x 16' 11" (2.87m x 5.16m) Open planned L-shaped living room/kitchen comprising of a modern fitted kitchen with matching wall and base units with work tops over incorporating one and a half bowl stainless steel sink unit with mixer taps over. Integrated oven and hob with stainless steel extractor canopy over. Space for appliances, wall mounted gas boiler, complementary tiling to splash backs, breakfast bar. Rear aspect double glazed window, open plan to LIVING AREA: laminate wood flooring, fitted radiator, ample power points.

Bedroom One

6' 2" x 13' 10" (1.88m x 4.22m) L-Shaped with front aspect double glazed window, fitted radiator, carpeted flooring.

Bedroom Two

7' 4" x 9' 6" (2.24m x 2.90m) Front aspect double glazed windows, fitted radiator, carpeted flooring.

Family Bathroom

Front aspect obscure glass double glazed window. Three piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment over. Pedestal wash hand basin, low flush WC, complementary tiling to splashbacks, heated towel rail.

External

Allocated parking bays.

ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: Band B

EPC Rating: Band C

Lease Remaining: 117 years



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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	