



205 Parkhouse Court, Hatfield, Hertfordshire AL10 9RE

Guide Price £223,000 - Leasehold

### Property Summary

Wrights of Hatfield are delighted to welcome to the market this CHAIN FREE \*CASH BUYERS ONLY\* spacious well presented two bedroom apartment situated on the sought after Parkhouse court development close to amenities including Local shops and Eateries and the Galleria shopping centre. Recently redecorated and refurbished by current owner, the property boasts two bedrooms with en-suite to the main bedroom. fully fitted kitchen with appliances, Lounge/diner with Juliet Balcony overlooking Shopping centre We highly recommend an internal inspection 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

- CASH BUYERS ONLY!
- CHAIN FREE
- TWO BEDROOM APARTMENT
- EN SUITE TO MASTER BEDROOM
- LOUNGE/DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- VIEWING HIGHLY RECOMMENDED
- RECENTLY REDECORATED





## Room Descriptions

### ACCOMODATION

#### Hallway

Via hardwood entrance door, fitted radiator, built in cupboards, security entry phone system, wood effect flooring, doors leading off to:

#### Lounge/Diner

3.13m x 4.83m (10' 3" x 15' 10") Double glazed French doors leading to Juliet balcony overlooking shopping centre. Wood effect flooring, fitted radiators, open aspect to

#### Kitchen

2.16m x 3.39m (7' 1" x 11' 1") Range of matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps. Space for appliances, fitted oven and hob with extractor over. Complementary tiling to splashback areas, vinyl flooring.

#### Bedroom One

2.66m x 4.97m (8' 9" x 16' 4") Front aspect double glazed window, fitted radiator, wood effect flooring, door to:

#### En Suite

Fully tiled shower cubicle, wash hand basin with vanity unit, low flush WC, complementary tiling to splashback areas, heated towel rail, tiled flooring.

#### Bedroom Two

2.55m x 3.66m (8' 4" x 12' 0") Front aspect double glazed window, fitted radiator, wood effect flooring

#### Family Bathroom

Three piece bathroom suite comprising of a panel enclosed bath with hand held shower attachment, wash hand basin with vanity unit, low flush WC, heated towel rail, complementary tiling to splashback areas, tiled flooring.

#### EXTERNAL

Allocated parking space

## AGENTS NOTES

### Additional information

Council Tax Band D

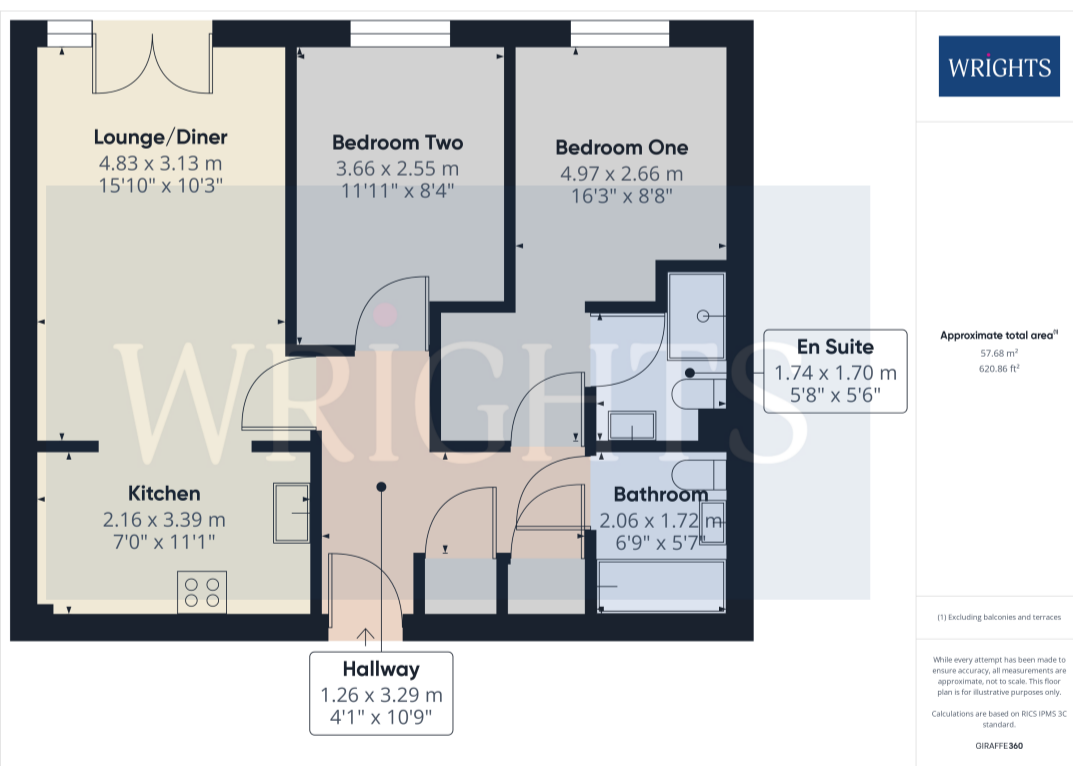
EPC Rating 76

Ground Rent £240 per annum

Annual Service Charge including Bills: £2722.17 per annum

Additional charges for utilities( Electric £200pcm)

CASH BUYERS ONLY



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>	76	76
(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	