



6 Kings Place, HATFIELD, Hertfordshire AL9 5EG

Guide Price £250,000 - Leasehold



Property Summary

Ideally located close to Hatfield Train Station is this well presented Two Bedroom, Two Bathroom Ground Floor apartment set in a quiet gated location. This property would be an ideal first time buy or investment opportunity.

The accommodation comprises of a spacious entrance hall providing ample storage via the two large cupboards. The dual aspect open plan living room/kitchen benefits from plenty of natural light and can be configured in multiple configurations. The kitchen consists of matching base and wall units, integrated items include; gas hob, electric oven and washing machine while there is space for a fridge freezer.

The property offers two well proportioned bedrooms. The master further benefits from built in wardrobes and an En-suite shower room with w/c and hand wash basin. The family bathroom has a side panelled bath with shower over, pedestal hand wash basin and w/c.

The property is set within a gated entrance and provides an underground designated parking space while there are ample visitor parking bays. In addition, there is a secluded paved communal area to the rear.

Features

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- DUAL ASPECT LIVING ROOM AND KITCHEN
- GATED DEVELOPMENT
- ALLOCATED PARKING & ADDITIONAL VISITOR BAYS
- CLOSE TO TRAIN STATION (9 minute walk)
- CLOSE TO LOCAL AMENITIES

Room Descriptions

ACCOMMODATION

HALLWAY

0.89m x 5.06m (2' 11" x 16' 7") Large L-Shaped entrance hallway providing access to all rooms. Carpet flooring with gas radiators and two UPVC windows.

KITCHEN / LIVING / DINING AREA

3.66m x 6.01m (12' 0" x 19' 9") Spacious dual aspect living area, laminate flooring, gas radiators and matching base and wall units providing ample work surface space. Fitted items include an electric oven, gas hob, washing machine while there is space for a fridge freezer.

BEDROOM ONE

3.51m x 4.05m (11' 6" x 13' 3") A well proportioned double bedroom benefitting from built in wardrobes. Carpet flooring, gas radiator and UPVC window. Door leading to;

EN-SUITE SHOWER ROOM

1.65m x 2.02m (5' 5" x 6' 8") Partially tiled with gas radiator. Three piece suite comprising of a shower cubicle, hand wash basin and W/C.

BEDROOM TWO

2.04m x 3.61m (6' 8" x 11' 10") A well proportioned single with carpet flooring, gas radiator and UPVC window.

BATHROOM

1.83m x 2.49m (6' 0" x 8' 2") Partially tiled with vinyl flooring, side panelled bath with shower over, pedestal hand wash basin and W/C.

EXTERIOR

COMMUNAL AREA

Communal area located to the rear of the apartments.

PARKING

Underground designated parking space plus ample visitor parking bays.

ADDITIONAL INFORMATION

Property Details

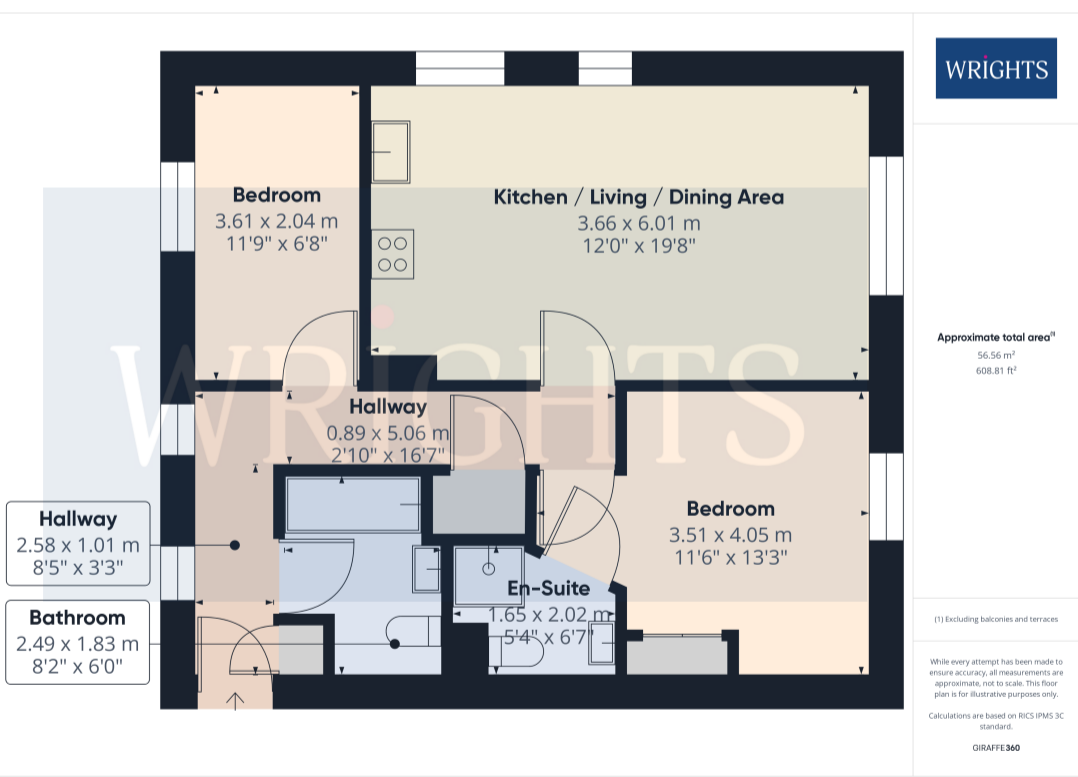
Council Tax Band - D

Lease Details: - 125yrs from 01/01/2004 (105yrs remaining)

Ground Rent: - £247.50 per annum

Service Charge: - £2,400.00 per annum

(all information has been provided to us and should be verified by your legal representative).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(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	