



## 20, Northcotts

Hatfield,  
Hertfordshire, AL9 5ES  
£1,100 pcm

Presenting this ideally located two bedroom flat which is local to Hatfield Rail Station, local amenities, and walking distance to the town centre. This property briefly comprises; Entrance hall leading to family bathroom with electric shower over bath; Large and bright living/dining room with carpet floors leading to; Kitchen which includes washing machine, oven, hob, and small free-standing fridge/freezer, plus wall and base units; Bedroom 1 overlooking communal area with large built-in sliding wardrobe and carpet floor; and second bedroom again overlooking communal courtyard and with carpet floor. In addition to the bright and welcoming interior, this property further benefits from a garage, and tenants would have use of the communal outside areas. So, for tenants needing access to the station in a quiet area, look no further!

Council Tax Band C (£1,751.52) \*Tenants in this postcode can apply for year-round access to Hatfield Park! (subject to fees)\*

- Two bedrooms
- Garage
- Kitchen with white goods
- Close to station
- Available immediately.
- Large bright living room
- First floor
- Unfurnished
- Close to local amenities

#### Area

The Property is situated in the conservation area in sought after Old Hatfield which has strong links with historic Hatfield House which is within walking distance. Here you will be able to enjoy free access to the park as a resident. It is an easy walk to BR main line station to London's King's Cross and Moorgate. Hatfield has excellent amenities including the Galleria shopping centre and benefits from good transport links to the A1(M) and the M25.

#### Holding Deposit

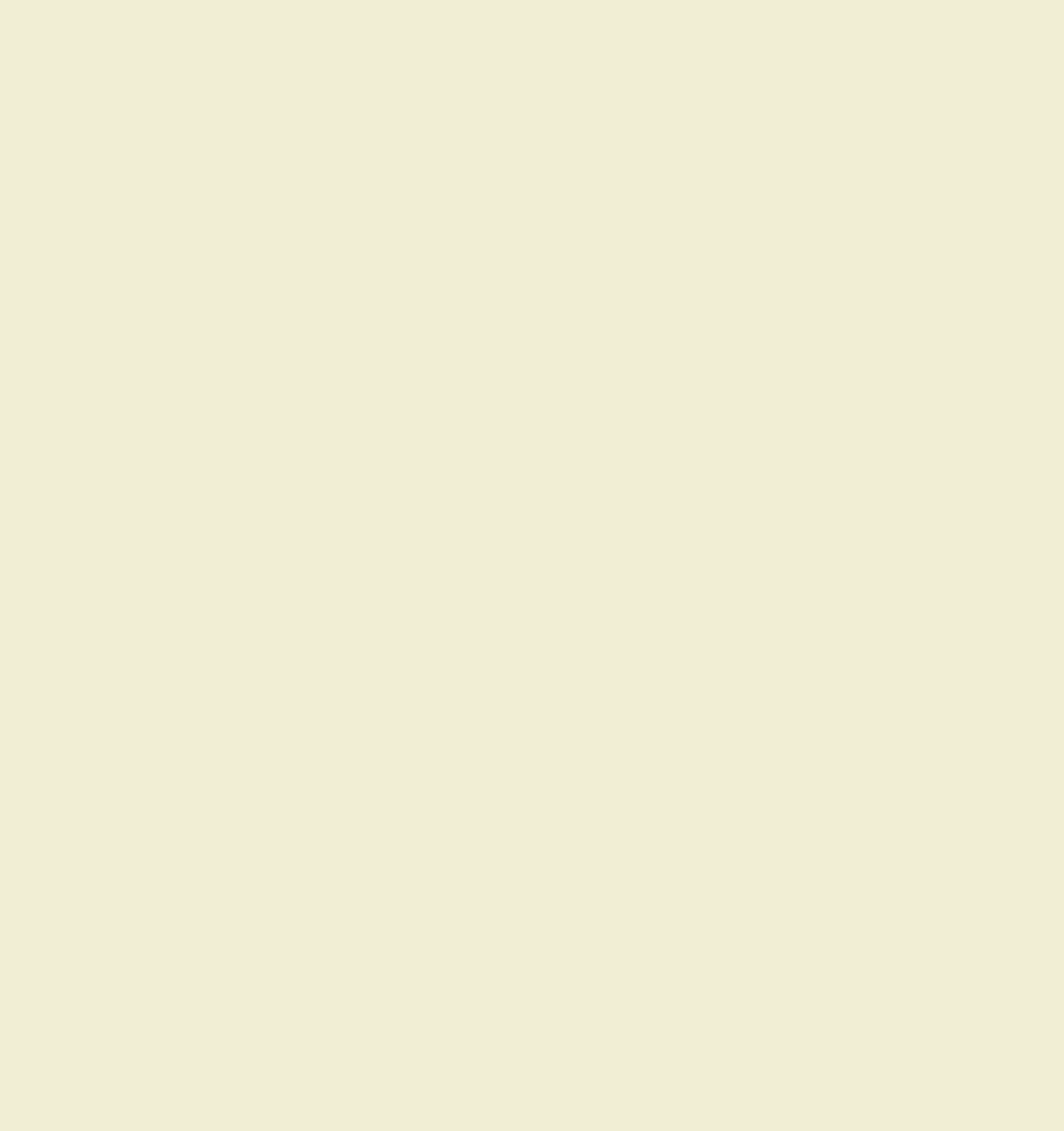
To reserve this property applicants will need to make payment of the equivalent of 1 week rent. This amount will be refundable subject to the below terms, or with your agreement can be used as a contribution towards your first month's rent or Tenancy Deposit if the Tenancy proceeds to move in/completion.

Please note this will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information or fail to sign their tenancy (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

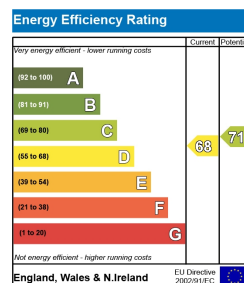
Should the Tenant(s) withdraw or fail referencing due to non-disclosure and/or falsified references this fee will not be returned.







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

Country Properties | 7, The Broadway | AL9 5BG  
T: 01707 271450 | E: hatfield@country-properties.co.uk  
www.country-properties.co.uk

