



# Parkhouse Court

Hatfield,  
Hertfordshire, AL10 9RE  
£215,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A great step on the ladder or an investment opportunity! Second floor apartment boasting a nice size reception room with balcony, open plan kitchen, bathroom, double bedroom and that extra room everyone needs at the moment; a large study (currently used as a guest bedroom)! Situated in the Parkhouse court development, popular for it's excellent amenities and location. Contact Country Properties to arrange an internal viewing 01707 271450.

- GALLERIA SHOPPING CENTRE
- DAVID LLOYD SPA & HEALTH CLUB
- NEXT TO HATFIELD BUISNESS PARK / UNIVERSITY
- BALCONY OFF OF LOUNGE
- CLOSE ACCESS TO A1(M)

## Ground Floor

### General

Communal entry phone system. Lift access. Stairs rising to;

### Second Floor

### Entrance Hall

Two storage cupboards one housing the heating unit. Video entry phone system. Radiator. Doors to;

### Living Room

16' x 13' 1" (4.88m x 3.99m) Double glazed patio doors leading out to balcony. Air vent. Two radiators. Open to :

### Kitchen

13' 8" x 7' 1" (4.17m x 2.16m) A good range of matching wall and base units. One and a half bowl stainless steel sink and drainer with mixer tap. Tiled Splash backs. Built in electric oven with 'Schott Ceran' four ring electric hob and extractor hood over behind matching cabinet front. Integrated 'Whirlpool' fridge/freezer. Integrated washing machine. Tiled effect flooring. Air vent.

### Bedroom One

12' 2" x 12' (3.71m x 3.66m) Double glazed window to side aspect. Air vent. Radiator.

### Home Office / Guest Room

12' 2" x 5' 8" (3.71m x 1.73m) Air vent to ceiling. Radiator.

### Bathroom

Low level W.C. Vanity unit with inset wash hand basin and mixer tap. Panelled bath with mixer tap and hand held shower attachment. Part tiled walls. Separate shower cubicle. Tiled effect flooring. Air vent and extractor fan. Heated ladder towel rail. Tiled flooring. Spotighting.



## Exterior

### Residents Parking

One allocated car parking space.

Metered visitor parking.

### Agents Notes

Lease - £157 years from April 2006.

Service charge - Circa. £1962 Per annum

Ground Rent - Circa. £240 Per annum

If you are interested as an investment this property lets to professional tenants for circa. £1100 per calendar month including utilities.

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

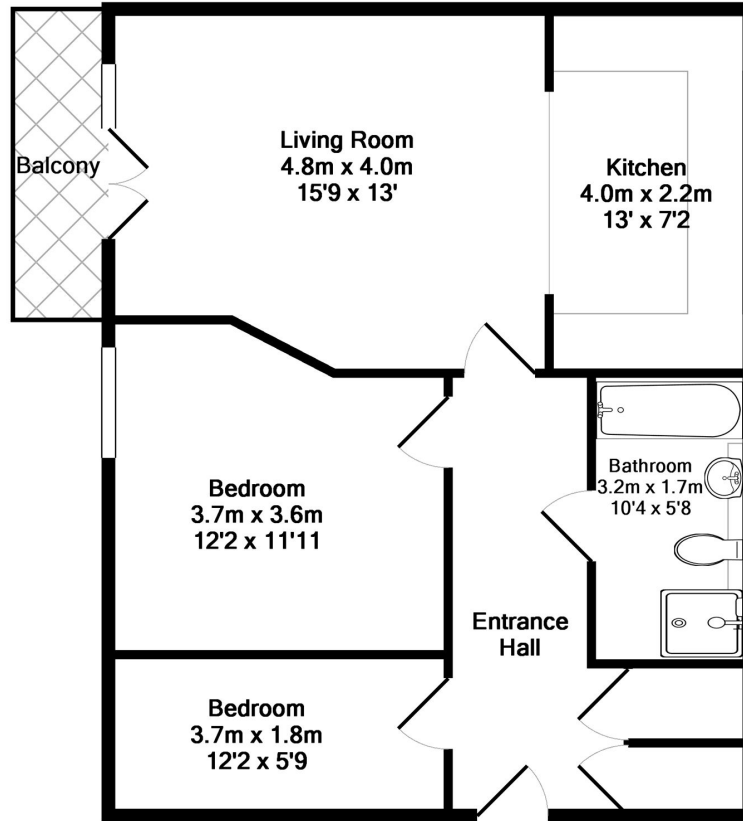
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PARTICULARS AND HAVE NOT YET BEEN  
APPROVED BY THE VENDOR

## Area

Situated on 'Salisbury Village', Parkhouse Court offers with a wealth of facilities on your doorstep. Conveniently placed for the Business Park and easy access to St. Albans and Welwyn Garden City. David Lloyd Gym and the 'Galleria' shopping centre are close by and Historic Hatfield House, park and gardens are all within easy reach. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station with fast links to King's Cross and connection to St Pancras International making commuting easy. Hatfield Garden Village also has a bus route which services Hatfield station on a regular basis. Catchment area for good Primary Schools.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B	84	84
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Total Approx. Floor Area 61.2 Sq.M. (659 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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Viewing by appointment only

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