



181 Parkhouse Court, Hatfield, Hertfordshire AL10 9RD

**£85,500 - Leasehold**

**Property Summary**

Wrights are delighted to welcome to the market this CHAIN FREE ONE BEDROOM APARTMENT OFFERED ON A SHARED OWNERSHIP. The apartment is offered on a 40% shared ownership and is ideal for those looking to get their foot on the ladder. Top floor apartment with a private balcony, modern contemporary open plan living space with fitted kitchen, fitted bathroom and a double bedroom. Close to local amenities including shops and restaurants. We highly recommend an internal viewing 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**

- CHAIN FREE
- TOP FLOOR APARTMENT
- ONE BEDROOM
- PRIVATE BALCONY
- OPEN PLAN CONCEPT
- CLOSE TO AMENITIES
- DOUBLE BEDROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- 40% SHARED OWNERSHIP

## Room Descriptions

### ACCOMMODATION

#### Entrance Hall

Via hardwood entrance door, built in cupboards, security entry phone system, doors leading off to:

#### Lounge

13' 2" x 16' 1" (4.01m x 4.90m) Double glazed French doors to private balcony, fitted radiator, open aspect to:

#### Kitchen

7' 3" x 10' 2" (2.21m x 3.10m) Range of matching wall and base units with rolled edge worksurfaces over incorporating one and half bowl stainless steel single drainer sink unit with mixer taps over. Space for appliances, space and plumbing for automatic washing machine. Complementary tiling to splashbacks.

#### Bedroom

9' 9" x 12' 8" (2.97m x 3.86m) Front aspect double glazed tilt and turn window, fitted radiator.

#### Bathroom

Three piece bathroom suite comprising panel enclosed bath with shower attachment, pedestal wash hand basin, low flush WC, fitted radiator, complementary tiling to splashbacks.

### EXTERIOR

Allocated parking space.

### ADDITIONAL INFORMATION

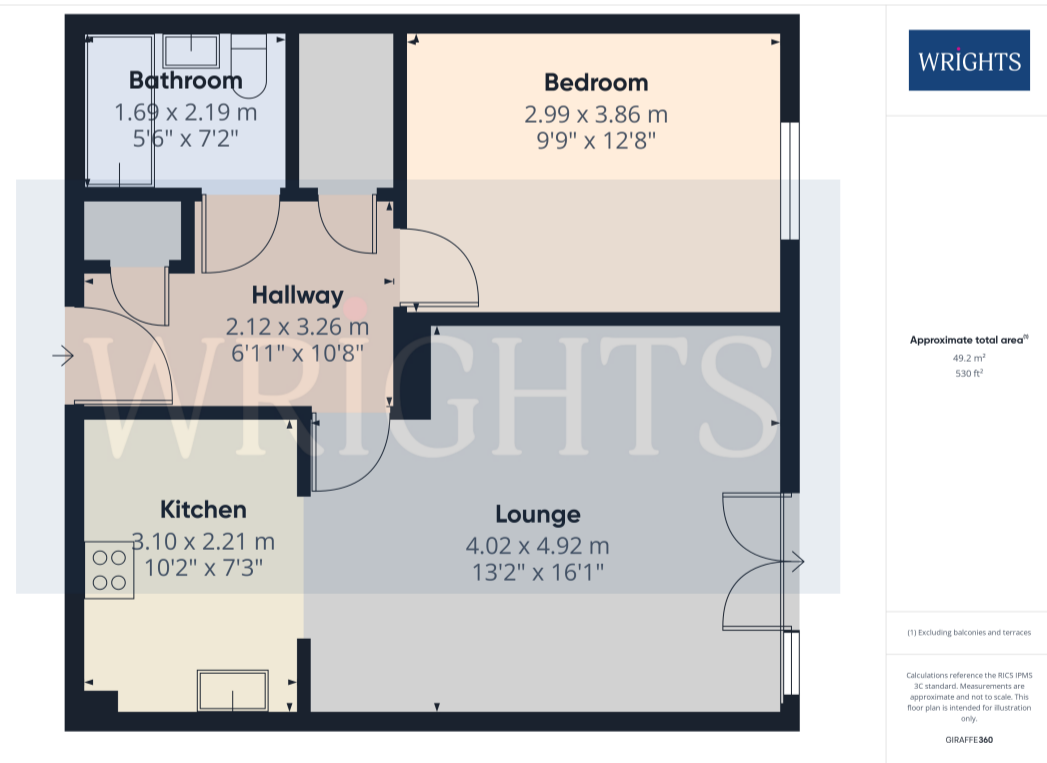
#### Agents Notes

Council Tax Band: Band C

EPC Rating; Band C

Lease Remaining: 100 years

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



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>	78	78
(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	