



Flat 12 Lothair Court, The Common, Hatfield, Hertfordshire AL10 0LZ

Guide Price £190,000 - Leasehold



### Property Summary

Wrights of Hatfield are delighted to welcome to the market this well maintained one bedroom apartment within a stones throw from Hatfield town centre and Asda. The property benefits from double glazing, gas central heating, fitted kitchen with breakfast bar. The property has been maintained well by current owners and 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

- One bedroom apartment
- Lounge
- Fitted kitchen
- Fitted Bathroom
- Double Glazing
- Gas central heating
- Close to Town centre
- Close to Amenities
- Breakfast Bar
- Access to A1(M)

## Room Descriptions

### ENTRANCE HALL

Via hardwood entrance door, fitted radiator, laminate wood flooring, meter box, doors leading off to:

### KITCHEN

1.94m x 3.24m (6' 4" x 10' 8") Side aspect double glazed tilt and slide window. Range of matching wall and base units with work tops over. Space for appliances. Space and plumbing for automatic washing machine. Wall mounted gas boiler. Breakfast bar, tiling to splashbacks, storage cupboard.

### LOUNGE

3.24m x 4.50m (10' 8" x 14' 9") Front aspect double glazed window. Laminate wood flooring. Fitted radiator.

### BEDROOM

2.88m x 3.67m (9' 5" x 12' 0") Side aspect double glazed window, fitted radiator, built in wardrobes, laminate wood flooring.

### BATHROOM

Side aspect double glazed obscure window. Three piece bathroom suite comprising panel enclosed bath with independent shower unit over, pedestal wash hand basin, low flush WC, fitted radiator, complementary tiling to splashback.

### Lease Details

Ground Rent £10

Service Charge £500

Lease Remaining 91 years



WRIGHTS

Approximate total area<sup>(1)</sup>  
42.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 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	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	