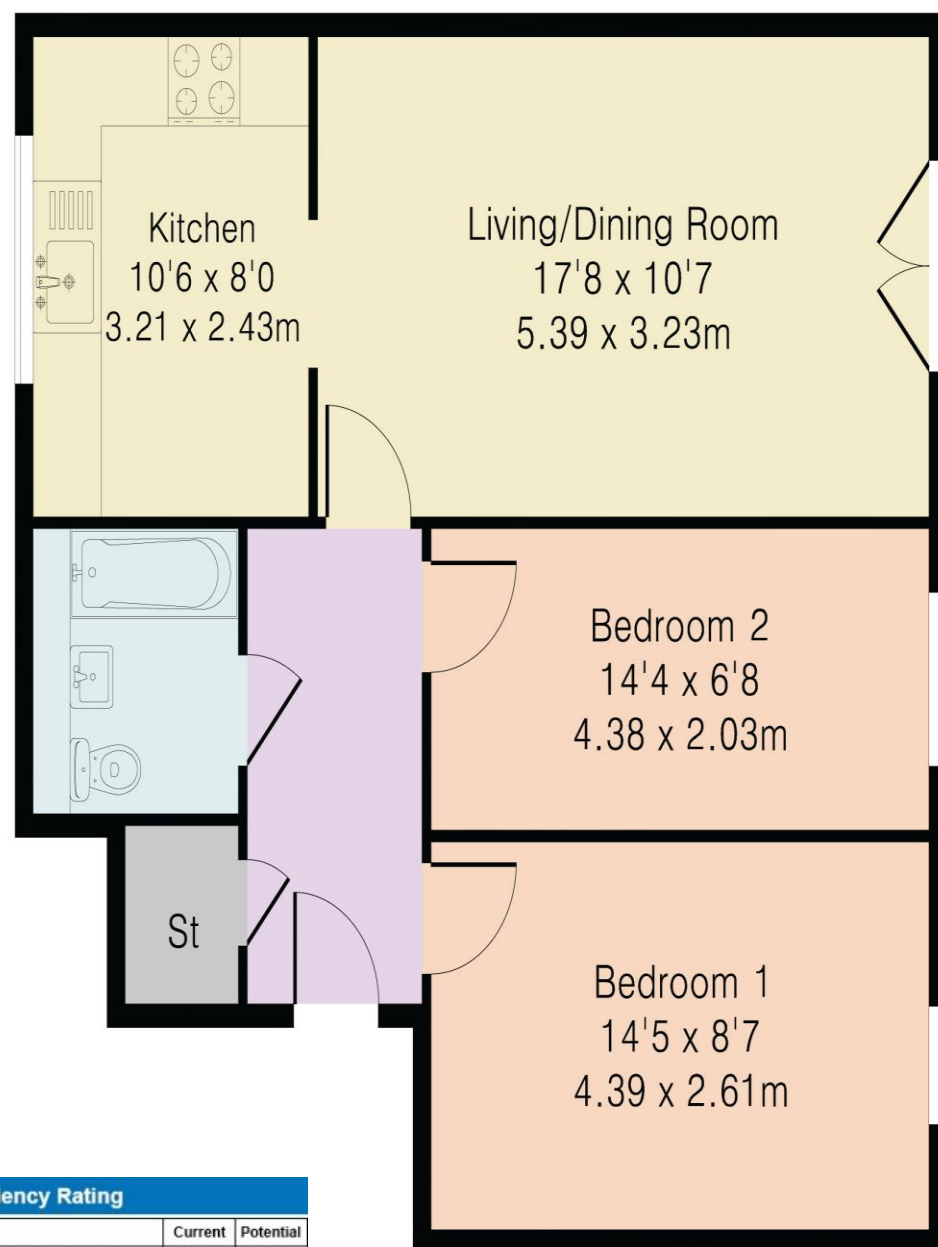


Approximate Gross Internal Area 614 sq ft - 57 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

St. Lukes Court, Hatfield Leasehold £244,995



CHAIN-FREE: SPACIOUS TWO DOUBLE-BEDROOM TOP-FLOOR FLAT IN A PRIME LOCATION. We are delighted to present this well-maintained two-bedroom purpose-built flat, offering the perfect combination of convenience, comfort, and investment potential.

- Chain Free Purpose Built Top Floor Flat
- Security Entry Phone System
- Two Great Size Bedrooms
- Ideal Investment Or First Time Purchase
- Lounge/Diner With Juliet Balcony
- Fitted Kitchen
- Bathroom with Shower
- Convenient Location Near Town Centre
- Allocated Private Parking With Visitors Parking Available
- Located 0.7 miles from Hatfield Train Station





Communal Entrance

Communal entrance hallway accessed via entry phone system. Stairs to top floor.

Entrance Hall

Fire door to lobby area. Accessed via panelled solid door. Cupboard housing combination boiler. Carpeted Flooring.

Lounge

Carpeted flooring, double glazed doors to opening onto Juliet balcony, radiator and archway to kitchen.

Kitchen

Comprising a range of matching wall and base units with work surfaces. Stainless steel sink unit with mixer tap. Part tiled walls, fitted electric oven and 4 gas hob with overhead concealed extractor hood. Integrated fridge/freezer and space and plumbing for washing machine. Single radiator. Double glazed window.

Bedroom One

Carpeted flooring, radiator and double glazed window.

Bedroom Two

Carpeted flooring, radiator and double glazed window.

Bathroom

White bathroom suite comprising of a panel enclosed bath with mixer taps and power shower with attachment over bath, pedestal wash hand basin and low-level WC. Part tiled walls and tiled floor. Double glazed frosted window. Extractor fan.

Exterior

Maintained communal gardens. Allocated parking space and visitor bays.

Further Details

The property is Leasehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.