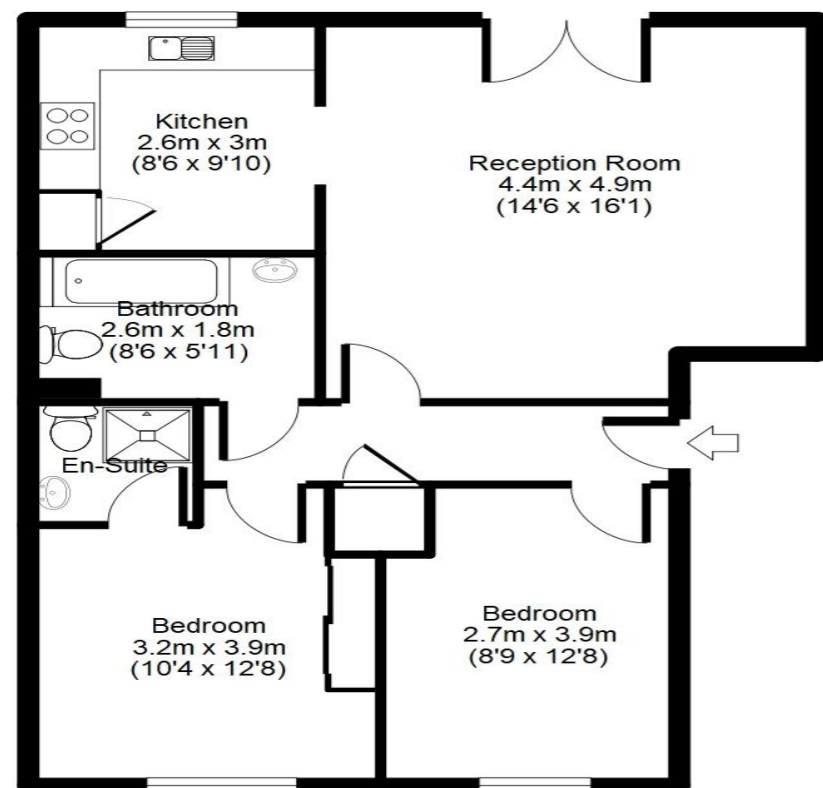


St Lukes Court, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 673 sq. ft / 63 sq. m



For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	76	77
(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	

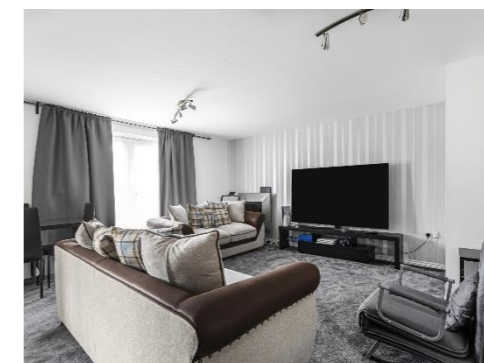
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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 Price £265,000



CHAIN FREE. Refurbished modern ground floor apartment is situated in a purpose-built block close to HATFIELD TOWN CENTRE.

- Chain Free
- Leasehold
- Ground Floor Apartment
- Two Bedroom
- En-Suite Shower Room
- Allocated Parking





Entrance

Communal entrance hallway accessed via entry phone system.

Entrance Hall

Accessed via panelled solid door. Cupboard housing combination boiler serving heating and hot water with linen shelving.

Lounge

Carpeted flooring, Double glazed double to opening onto communal garden, 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 pull out breakfast table, Built in electric oven, microwave and hob with overhead concealed extractor hood. Built in concealed fridge/freezer and dishwasher. Single radiator. Double glazed window to rear.

Bedroom One

Carpeted flooring, radiator, double glazed window to front, fitted wardrobes and door to En-suite.

En-Suite

Shower cubicle with glazed door and Triton electric shower. Low Level WC and pedestal wash hand basin. Part tiled walls and tiled flooring.

Bedroom Two

Carpeted flooring, radiator, double glazed window to front.

Bathroom

White bathroom suite comprising of a panel enclosed bath with mixer taps and shower attachment over, pedestal wash hand basin and low level WC. Part tiled walls and tiled floor.

Exterior

Maintained communal gardens. Allocated parking space and visitor bays.

Further Details

The property is Leasehold
Council Tax Band - Band D

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.