

## *Asking price of £385,000 Freehold*

*Alban Court, Alban Court, Comet Road, Hatfield, AL10 0SZ*



- **Unique Mews Development**
- **Private Courtyard Setting**
- **Storm Porch**
- **Open Plan Lounge / Dining Room / Kitchen**
- **Ground Floor Cloakroom**
- **En-Suite Shower Room to Master Bedroom**
- **Built by Lioncrest Homes**

A unique mews development of five new homes situated within their own private courtyard between Hatfield Town Centre and The Hatfield Business Park and close to The Galleria Shopping Centre. The accommodation briefly comprises of storm porch, entrance hall, dual aspect open plan lounge / dining room / kitchen, ground floor cloakroom, first floor landing, two / three spacious bedrooms, en-suite shower room to mater bedroom and a family bathroom. **ONLY ONE PLOT REMAINING.**

[www.raineandco.com](http://www.raineandco.com)



# *Alban Court, Alban Court, Comet Road, Hatfield, AL10 0SZ*

## **The Specification Includes:**

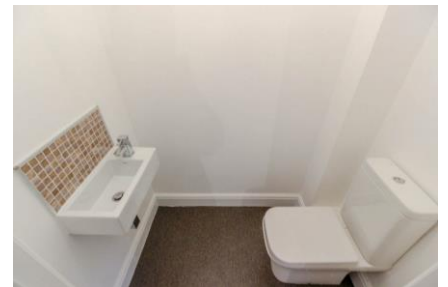
Premium German Nobilla kitchens with Bosch appliances including oven, hob, cooker hood, fridge / freezer and dishwasher. Granite Worktops with Blanco under mount sink and tap Contemporary Oak doors with chrome fitted door furniture. Quality white bathroom suite with chrome mixer taps. Ivory finish double glazed windows. Down lighters to Kitchens and Bathrooms. Landscaped Gardens and Communal areas. Secure Garden Shed. Allocated parking in Private Court. New Homes Structural Warranty

The developer, Lioncrest Homes, is registered with a "Help to Buy" scheme. Please see link below for further information.

<https://www.helptobuyese.org.uk>

## **Agents Note**

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



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 their purpose. The agent has not had sight of the Title documents. References 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.