

# *Asking price of £290,000 Leasehold*

*Highfield House, Roe Green Lane, Hatfield, AL10 0SH*



- **High Spec Apartment**
- **Short Walk to Galleria Shopping Centre**
- **Contemporary Design**
- **Exceptional Specification**
- **En-Suite Bathroom**
- **Part of Help to Buy Scheme**
- **Buy with 5% Deposit**

An exciting collection of 16 two bedroom apartments situated in Hatfield within a short walk of The Galleria Shopping and entertainment complex, The University of Hertfordshire, The Hatfield Business Park and many other local amenities. Contemporary design with an exceptionally high specification to create these spacious apartments complete with en-suite bathrooms (except one) and some with private gardens. OVER 60% ALREADY RESERVED.

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



# Highfield House, Roe Green Lane, Hatfield, AL10 0SH

## Ground Floor Garden Apartment Comprising

### Entrance Hall

With utility cupboard.

### Living Room / Kitchen

16'4" x 13'8" (4.98m x 4.17m)

Doors to private garden.

### Bedroom One

13'5" x 10'5" (4.09m x 3.18m)

Window to rear.

### Bedroom Two

10'5" x 9'8" (3.18m x 2.95m)

Window to side.

### Bathroom

*Please note that the internal photographs are for illustrative purposes only. The pictures are taken of a development previously built by Lioncrest Homes to give an idea of what the finish will look like and colours, finish or brands may vary.*

Features include:

Part of HELP TO BUY SCHEME - BUY WITH 5% DEPOSIT

10 year new home warranty.

Allocated parking space.

Fully fitted contemporary German kitchens by Nobilia

Quality branded integrated appliances comprising of as a minimum oven, hob, cooker hood, fridge and dishwasher.

Solid Stone kitchen work tops.

Separate utility cupboard with plumbing for washer/dryer.

Quality white bathroom suites with chrome mixer taps.

Heated chrome towel radiators to bathrooms.

Downlighters to kitchens and bathrooms.

Oak internal doors with chrome finish furniture.

Video/Audio entry phone system.

Mains operated smoke detectors with battery backup.

TV and satellite points in living space and bedrooms where applicable with communal sky system.

Noise resistant, double glazed lockable windows.

Remote control skylight windows to some of the top floor bedrooms with rain sensors

Landscaped communal garden areas with benches.

Private gardens on selected plots.

Sheltered cycle store.

### 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.



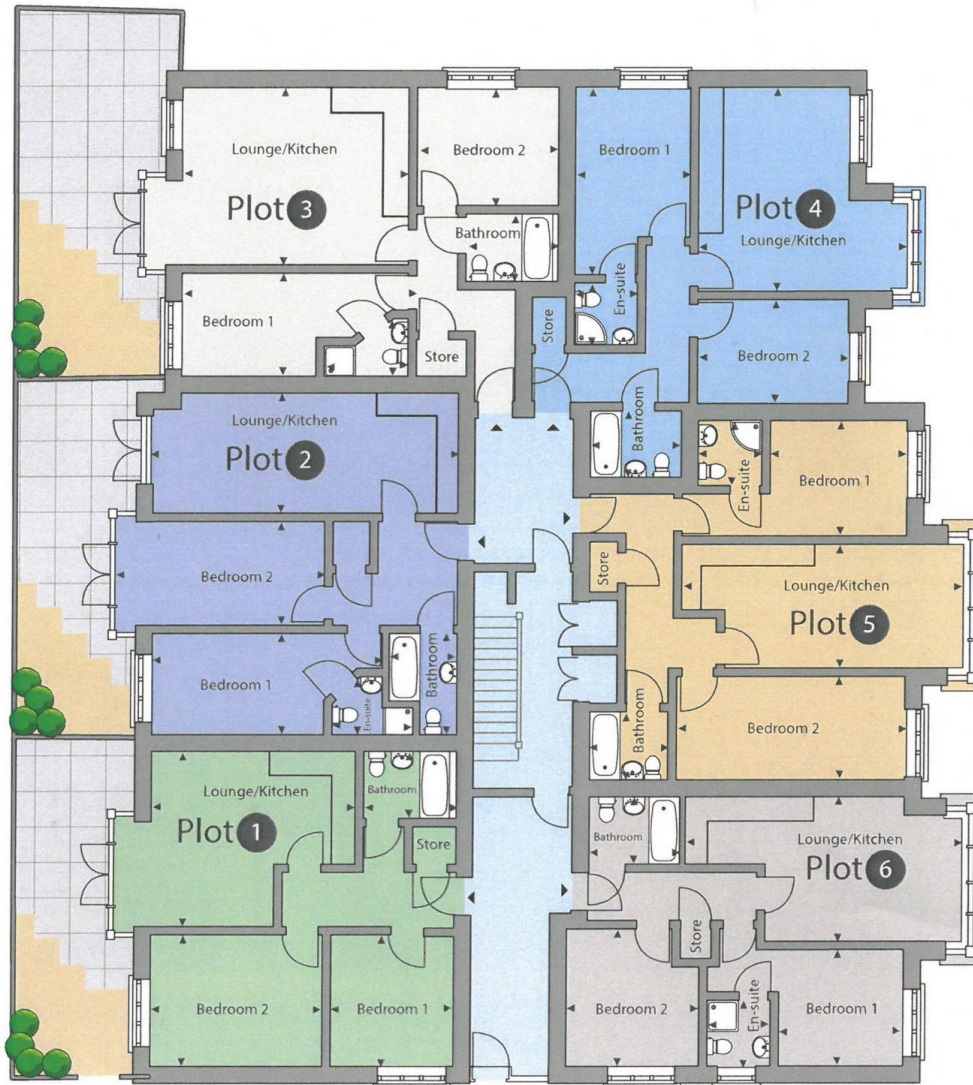
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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.

From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.



# Ground Floor Apartments



## Dimensions

Plot	Lounge/Kitchen		Bedroom 1		Bedroom 2		Bathroom		Ensuite	
	m	ft	m	ft	m	ft	m	ft	m	ft
1	5m x 4.2m	16'4" x 13'8"	4.1m x 3.2m	13'5" x 10'5"	3.2m x 3m	10'5" x 9'8"	2.3m x 1.6m	7'5" x 5'2"	N/A	N/A
2	7.4m x 2.9m	24'3" x 9'5"	5.6m x 2.5m	18'4" x 8'2"	5m x 2.5m	16'4" x 8'2"	2.4m x 1.6m	7'9" x 5'2"	2m x 1.4m	6'6" x 4'6"
3	5.4m x 4.2m	17'7" x 13'8"	5.4m x 2.4m	17'7" x 7'9"	3.4m x 2.8m	11'2" x 9'2"	2.2m x 1.7m	7'2" x 5'6"	2m x 1.4m	6'6" x 4'6"
4	5.2m x 4.8m	17'1" x 15'7"	4.4m x 2.8m	14'4" x 9'2"	3.6m x 2.6m	11'8" x 8'5"	2.2m x 1.7m	7'2" x 5'6"	1.5m x 1.4m	4'9" x 4'6"
5	6.6m x 3m	21'7" x 9'8"	5.4m x 2.6m	17'7" x 8'5"	5.4m x 2.5m	17'7" x 8'2"	1.8m x 1.6m	5'9" x 5'2"	1.6m x 1.5m	5'2" x 4'9"
6	6.6m x 3.5m	21'7" x 11'5"	4.6m x 2.8m	15'1" x 9'2"	3.2m x 3.2m	10'5" x 10'5"	2.2m x 1.7m	7'2" x 5'6"	1.6m x 1.5m	5'2" x 4'9"