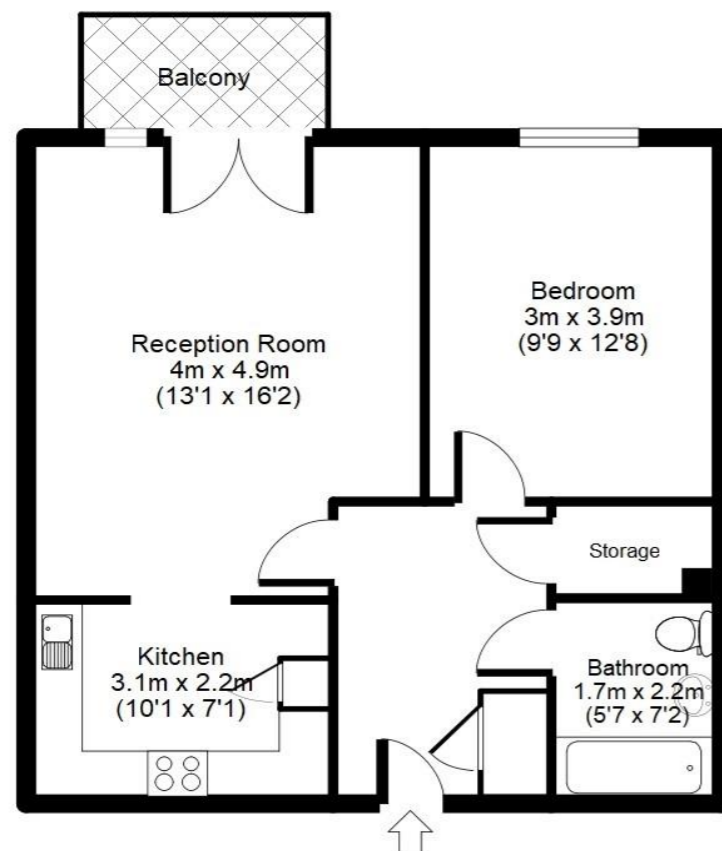


Parkhouse Court, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 533 sq. ft / 50 sq. m



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | 82 | 82 |
| (69-80) C | | | |
| (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 | | |

For identification purposes only
Measurements are approx and not to scale

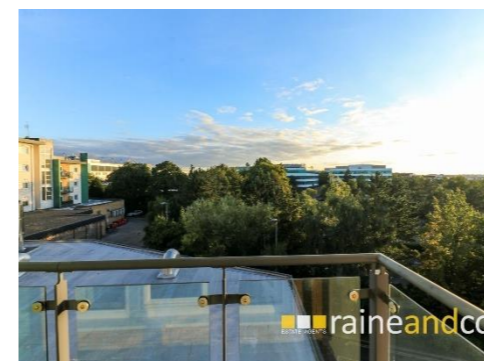
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of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

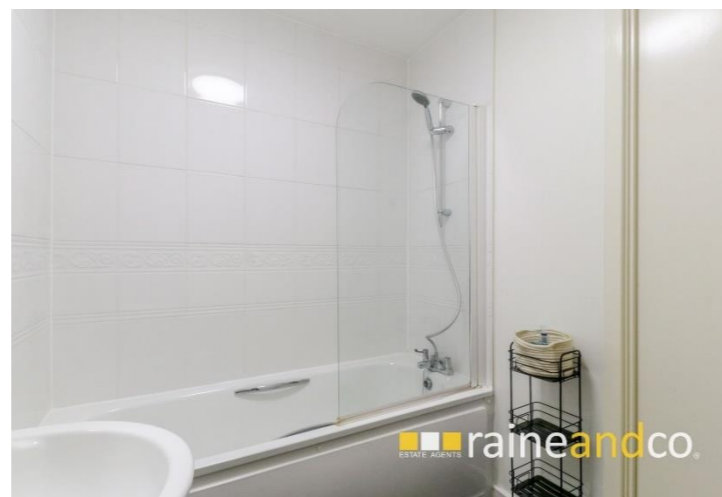
Parkhouse Court, Hatfield Leasehold Price £185,000



CHAIN FREE. A well present spacious one bedroom apartment. This property also offers a balcony, storage, one spacious bedroom and an open plan kitchen and lounge.

- CHAIN FREE
- Third Floor Apartment
- Well Proportioned Rooms
- Open Plan Living Room / Kitchen
- Double Glazed
- Balcony
- Video Entry-Phone
- Allocated Parking





Main Entrance

Entry phone system and post boxes.

Entrance Hallway

Composite door, carpeted flooring, radiator, wall mounted thermostatic control, storage Two good sized storage cupboards one housing meters.

Living Room / Kitchen

Carpeted flooring, radiator and double glazed doors opening onto balcony.

The kitchen consists of a good selection of wall and base cupboards with worktops over and one and a half bowl stainless steel sink with mixer taps. Splashback tiles. Free standing electric cooker with hob and oven. Overhead extractor fan. Space and plumbing for washing machine and fridge/ freezer. Tiled flooring.

Bedroom One

A spacious room with carpeted flooring, radiator and double glazed window.

Bathroom

Tiled flooring with a three piece suite comprising of low flushing WC, wash hand basin and bath.

Parking

Allocated parking.

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.