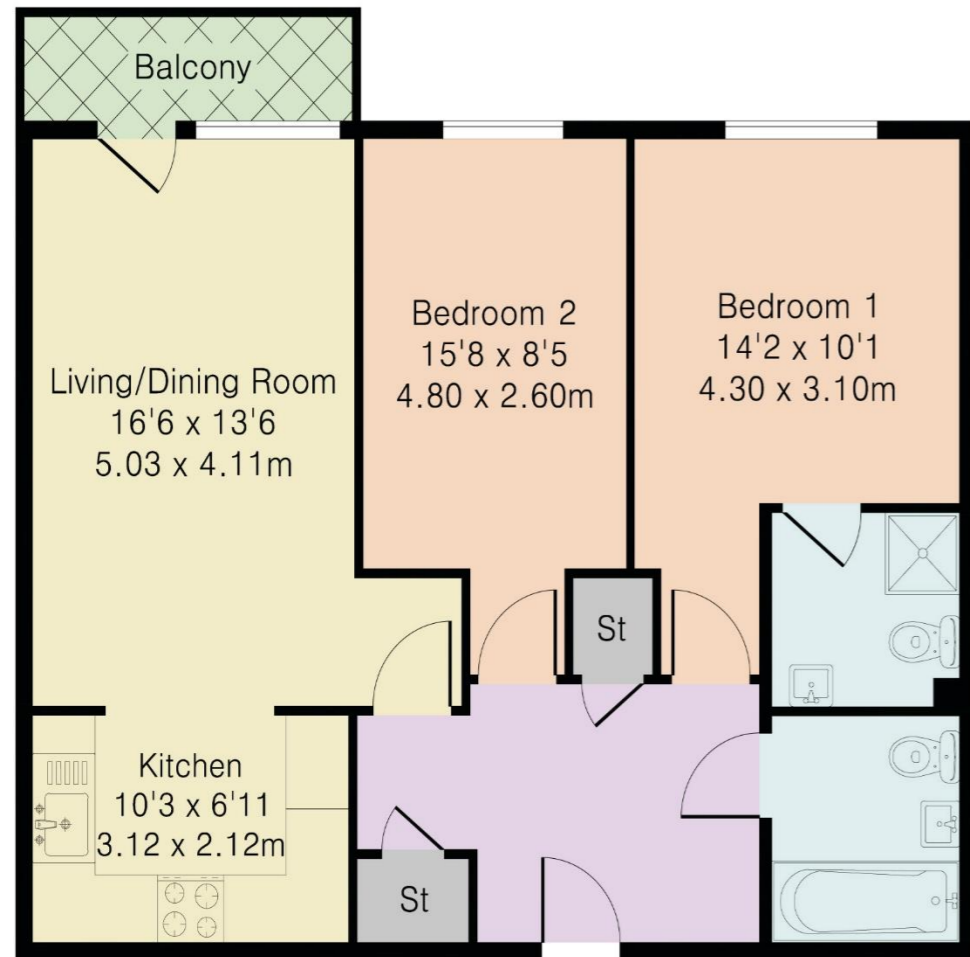


Approximate Gross Internal Area 680 sq ft - 62 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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	

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.

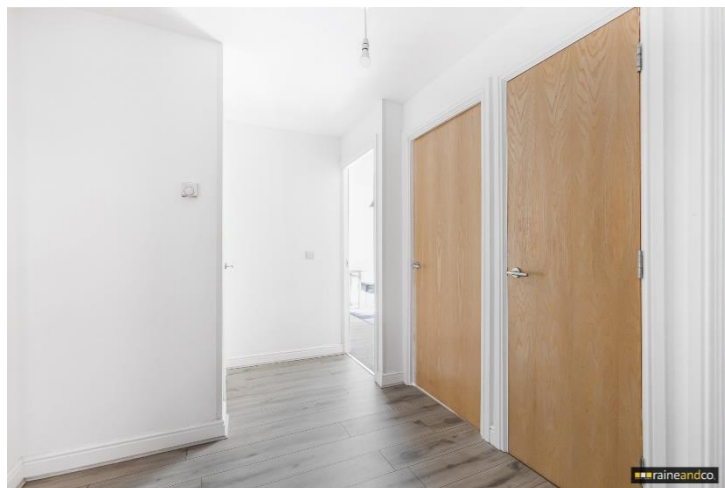
Clarkson Court, Hatfield Leasehold Price £247,500



CHAIN FREE. A modern, purpose built 3rd floor two double bedroom flat benefiting from its own private balcony, allocated underground parking in a gated development close to De Havilland university campus and the Galleria Shopping Centre.

- CHAIN FREE
- 3RD FLOOR APARTMENT
- ELEVATOR
- GATED DEVELOPMENT
- ENSUITE TO MAIN BEDROOM
- BALCONY
- UPVC GLAZING
- GAS CENTRAL HEATING
- ALLOCATED PARKING BAY
- VISITOR PARKING





Entrance

Communal front door with security intercom system.

Hallway

Laminated flooring, radiator, airing cupboard with mounted boiler and hot water cylinder. Storage cupboard with fuse box.

Living/Dining Room

Laminated flooring, two radiators, double glazed windows to front with double glazed door opening onto the balcony. Leading to

Kitchen

Vinyl flooring, a range of wall and base units with roll top worktops with stainless steel sink with mixer tap, splash back tiles, 4 ring gas hob, electric oven under, extractor fan over. Integrated fridge/freezer and space and plumbing for a washing machine.

Bedroom 1

Laminated flooring, radiator and double glazed window to front. Door to En-Suite.

En-suite Shower Room

Vinyl Flooring. Enclosed shower with glass doors, wall mounted thermostatic shower controls and shower attachment. Pedestal hand wash basin with mixer tap and low flushing WC.

Bedroom 2

Laminated flooring, radiator and double glazed window to front.

Bathroom

Vinyl flooring, low flushing WC, white panelled bath with mixer taps and shower attachment. Heated towel rail holder. Extractor fan.

Outside

A gated development, allocated parking space along with visitor parking bays. communal bin storage.

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.