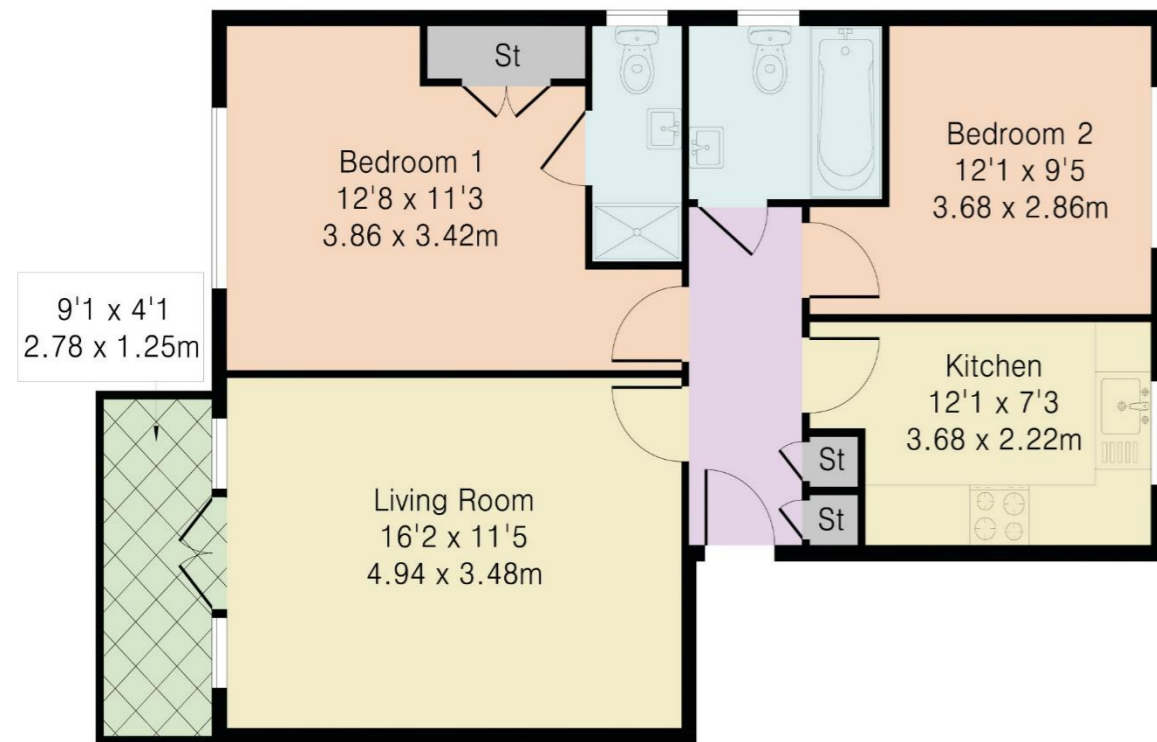


Approximate Gross Internal Area 649 sq ft - 60 sq m



First 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		
(69-80)	C	74	76
(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.

## Gloucester Court, Hatfield Leasehold Price £280,000



CHAIN FREE. A fantastic two bedroom first floor flat is located within a secure gated development and offers an array of appealing features and balcony. Allocated parking and remote control available for automated gates. Long lease. Situated within 0.6 miles of Hatfield Town Centre.

- CHAIN FREE
- FIRST FLOOR APARTMENT
- BRIGHT AND AIRY LOUNGE/DINER WITH BALCONY
- HIGH SPECIFICATION KITCHEN
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- WITHIN 0.6 MILES OF TOWN CENTRE
- LONG LEASE
- REASONABLE SERVICE CHARGE





## Entrance

Communal front security door and entry phone system. Post boxes. Stairs to first floor and glass door to inner hallway.

## Front door/ Hallway

Secure front door opening onto the carpeted hallway, security phone system, radiator and two ample storage cupboards one housing the fuse box. Doors off to

## Lounge with Dining Area

A bright and airy lounge that is carpeted flooring, two radiators, TV aerial points, double glazed full length window and double doors opening onto a inviting south facing balcony to the front of the property. Fitted blinds. Space for dining table and chairs.

## Kitchen

A range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink with mixer taps, integrated "Neff" appliances such as 4 ring gas hob, built in electric oven and overhead extractor fan, integrated washing machine and dishwasher. Integrated fridge/freezer. Part tiled walls and tiled floor. Breakfast bar. Housing for wall mounted "Vaillant" boiler. Radiator. Double glazed window to rear.

## Bedroom One

Carpeted flooring, radiator, TV aerial points, fitted wardrobes, and double glazed window to front. Door to

## En suite Shower Room

Vinyl flooring, low flushing WC, Vanity unit with mounted sink with mixer tap, Glazed shower cubicle with thermostatic shower controls and attachment, and heated towel rail heater. Double glazed obscure window to side of building.

## Bedroom Two

Carpeted flooring, TV aerial points, radiator, space for work desk, drawers and wardrobe. Double glazed window to rear.

## Bathroom

Fully tiled throughout, white panelled bath with folding shower screen and shower attachment, low flushing WC, pedestal wash basin and heated towel rail holder. Double glazed obscure window to the side and fitted blind.

## Outside

Secure gated car par with automated remote controlled gates and allocated parking space. Separate secure pedestrian entrance via keypad. Secure communal cycle store. Communal bin store. Communal gardens front and rear.

## Further Details

The property is Leasehold  
Council Tax Band - Band D