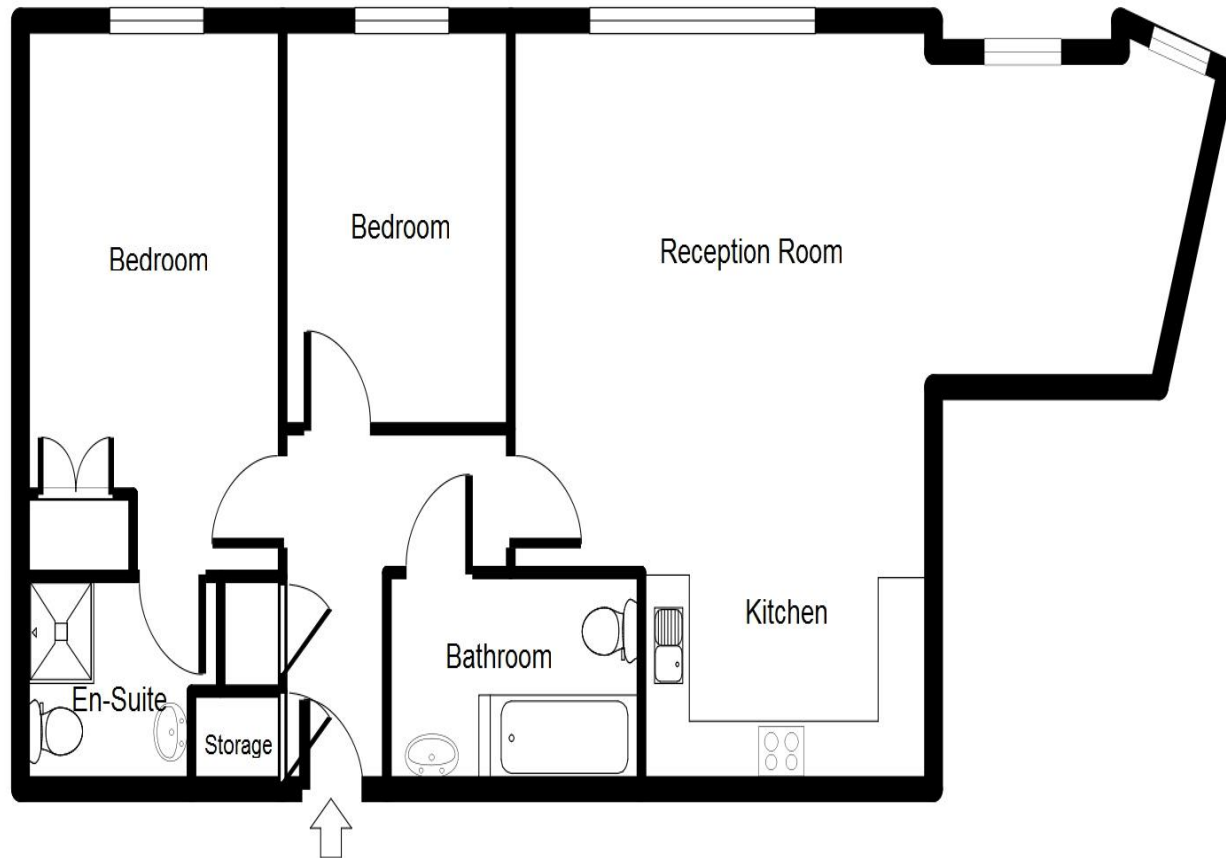


Kings Place, Hatfield, AL9



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		79	81
(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 particular 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.

Kings Place North Drive, Hatfield Leasehold
Price £265,000



A very spacious purpose built second floor apartment situated within a gated development on the edge of the Birchwood area of Hatfield and within close proximity to local shops, Old Hatfield and the train station.

- Purpose Built Second Floor Apartment
- Two Bedrooms
- Master Bedroom with En-Suite Shower
- Open Plan Lounge / Dining Room / Kitchen
- Underground Parking Space
- Visitor Parking
- Communal Gardens
- EER: C





Communal Hallway

Via video entry phone system which is carpeted with lifts and stairs to all floors. Front door to:

Entrance Hall

Carpeted flooring, radiators, cupboard housing hot water cylinder. Second cupboard housing consumer unit and storage. Entry phone system. Doors to all rooms.

Lounge / Dining Room / Kitchen

14'8" (4.47m) x 25'7" (7.8m)

Lounge & Dining Area

Carpeted flooring, radiators, three double glazed windows with additional sliding glazed windows.

Kitchen area

Comprises of a range of matching fitted wall and base units with work surfaces over. One and a half bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and overhead stainless steel effect extractor hood. Space for upright fridge freezer, plumbing for washing machine. Concealed wall mounted boiler supplying gas central heating and domestic hot water.

Bedroom One

9'4" (2.84m) x 13'7" (4.14m)

Carpeted flooring, built in double cupboard, single radiator and double glazed windows with additional sliding glazed windows. Door to:

En-Suite Shower Room

Comprising of fully tiled shower cubicle with glazed screen door and power shower. Low level WC. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Down lighters. Shaver point. Extractor fan. Heated chrome effect towel rail.

Bedroom Two

7'9" (2.36m) x 10'3" (3.12m)

Carpeted flooring, radiator, and double glazed windows with additional sliding glazed windows.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and hand shower attachment. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Down lighters. Extractor fan. Shaver point. Heated chrome effect towel rail.

Exterior Features

Allocated underground parking space with security camera. Visitor parking and communal gardens. Pedestrian gate to St Albans Road East.

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.