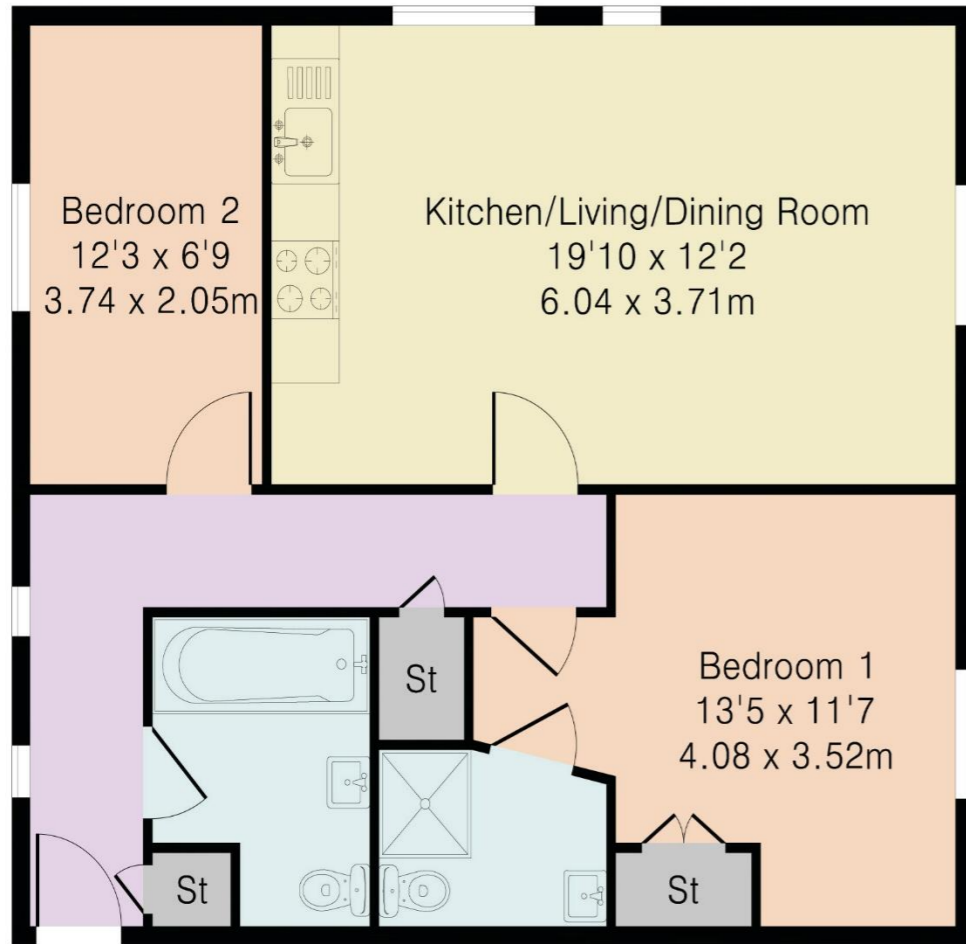


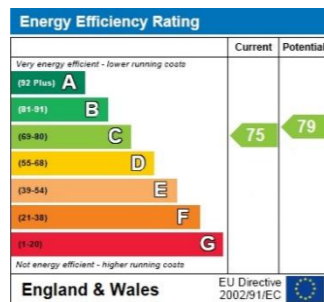
Approximate Gross Internal Area 645 sq ft - 60 sq m



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.



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.

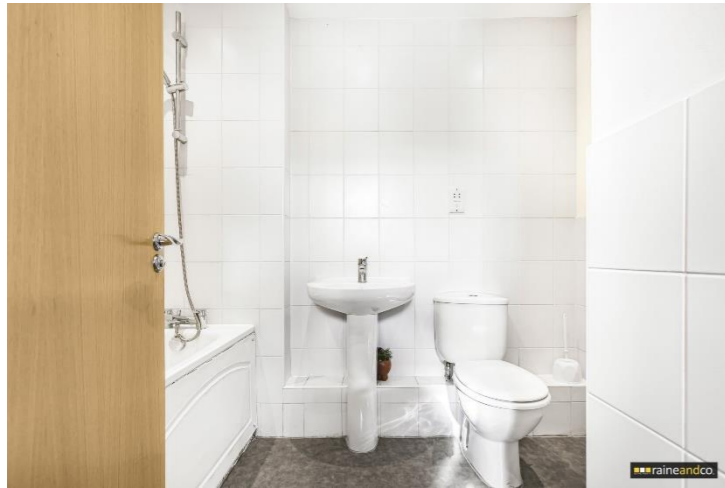
**North Drive,, Hatfield Leasehold
Price £245,000**



CHAIN FREE. A top floor modern two bedroom, two bathroom apartment situated within an gated development within walking distance of Hatfield mainline station. Allocated parking.

- CHAIN FREE
- TOP FLOOR APARTMENT
- GATED DEVELOPMENT
- ELEVATOR
- OPEN PLAN/ KITCHEN DINER
- ENSUITE TO MAIN BEDROOM
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- ALLOCATED PARKING BAY
- VISITOR PARKING





Communal Entrance

Steps up to the main entrance with a communal front door. Intercom phone entry system.

Hallway

Carpeted flooring, radiators, double glazed windows. Cupboard housing Megaflow tank. Second cupboard housing consumer unit and storage. Entry phone system. Doors to all rooms.

Open Plan Lounge/ Kitchen

Lounge Area

Carpeted flooring, Double aspect double glazed windows with secondary glazing. Further smaller double glazed window with secondary glazing. Radiator.

Kitchen Area

A good selection of wall and base units with roll top work tops and splash backs. One and a half bowl stainless steel sink with mixer tap and drainer. Neff electric oven with stainless steel four ring gas hob. Stainless steel Neff extractor fan above. Space for fridge freezer. Integrated washing machine. Potterton Boiler concealed within cupboard. Vinyl flooring.

Bedroom One

Carpeted flooring, double radiator and double glazed window with further secondary glazing, Fitted white wardrobe with hanging and shelving. Door to

Ensuite

White suite comprising of shower cubicle with bi-fold doors. Wall mounted shower with separate wall mounted controls. Fully tiled in shower and part tiled walls. White toilet with top flush. Shaver point. White pedestal sink with mixer tap. Chrome heated towel rail. Ceiling mounted extractor fan. Vinyl flooring.

Bedroom Two

Carpeted flooring, double radiator and double glazed window with further secondary glazing,

Bathroom

White suite comprising white bath with handheld shower attachment and mixer tap. White toilet with top flush. Chrome heated towel rail. White pedestal sink with mixer tap. Shaver point, Ceiling extractor fan. Vinyl flooring. Part tiled.

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.