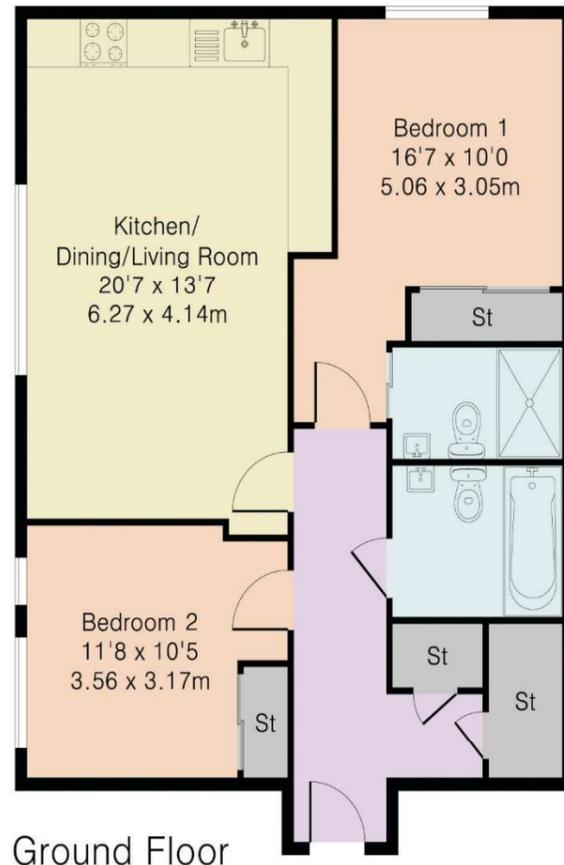


Approximate Gross Internal Area 756 sq ft - 70 sq m



Ground 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	80	80
(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.

Great North Road, Old Hatfield Leasehold Offers Over £329,995



A spacious and modern ground floor apartment ideally located within walking distance of the mainline railway station. This well presented property features two double bedrooms, including a master bedroom with an en suite, and a bright open plan kitchen, dining and lounge area.

- Spacious and modern ground floor apartment in a prime location
- Walking distance to the mainline railway station – just 30 minutes to London
- Two double bedrooms, including a master with en suite
- Stylish open plan lounge, dining, and kitchen area with high spec appliances
- Under floor heating throughout, individually controlled in each room
- Ventilation system installed across the entire apartment
- Fully alarmed with intercom entry system for security
- Private rear seating area & allocated parking
- Ample built in storage, including fitted wardrobes in both bedrooms
- Excellent access to local shops, the A1, and A414 for easy commuting





Communal Entrance

Communal entrance door leading to a well-maintained communal hallway, providing access to the private front door of the apartment.

Entrance Hallway

The entrance hallway features laminate flooring, power points, and inset spotlights, creating a bright and welcoming space. A secure entry phone system provides added convenience. There is a cupboard housing the hot water tank and air ventilation system, as well as a storage cupboard housing the electric fuse box.

Family Bathroom

The bathroom is finished with tiled flooring and partly tiled walls. It includes a low level flush W.C., a wall mounted wash hand basin with a vanity unit, and a panel enclosed bath with a shower attachment. A touch mirror, heated towel rail, inset spotlights, and an extractor fan complete this well appointed space.

Bedroom Two

A well sized double bedroom with laminate flooring and a range of fitted wardrobes with mirrored sliding doors, providing excellent storage. The room benefits from two UPVC double glazed windows to the front aspect, allowing for plenty of natural light.

Master Bedroom

The spacious master bedroom includes a UPVC double glazed window to the side aspect and laminate flooring throughout. A range of fitted wardrobes with mirrored sliding doors offers ample storage. A door leads directly to the en suite bathroom.

En-Suite

The en suite features a walk in shower cubicle with a power shower, a low level flush W.C., and a wall mounted wash hand basin with a vanity unit. The space is finished with tiled flooring, partly tiled walls, a touch mirror, inset spotlights, and a heated towel rail.

Open Plan Lounge / Dining / Kitchen

The open plan living space is designed for modern living, featuring laminate flooring and inset spotlights throughout. A UPVC double glazed window to the front aspect allows for natural light.

The kitchen area includes a range of base and eye level units with square topped work surfaces and splash backs. Integrated appliances include a washer/dryer, dishwasher, fridge/freezer, and a built in microwave and electric oven. There is also a built in induction hob with a stainless steel extractor fan and a one bowl stainless steel sink unit with a stainless steel mixer tap.

Outside & Communal Areas

To the rear of the property, there is a private seating area, ideal for relaxation. The apartment benefits from allocated parking for one vehicle and access to a communal seating area and bicycle shed.

The property is ideally located just a short walk from local shops and offers excellent transport links, including easy access to the A1 and A414. The mainline railway station is within walking distance, providing a direct commute to London in just 30 minutes.

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.