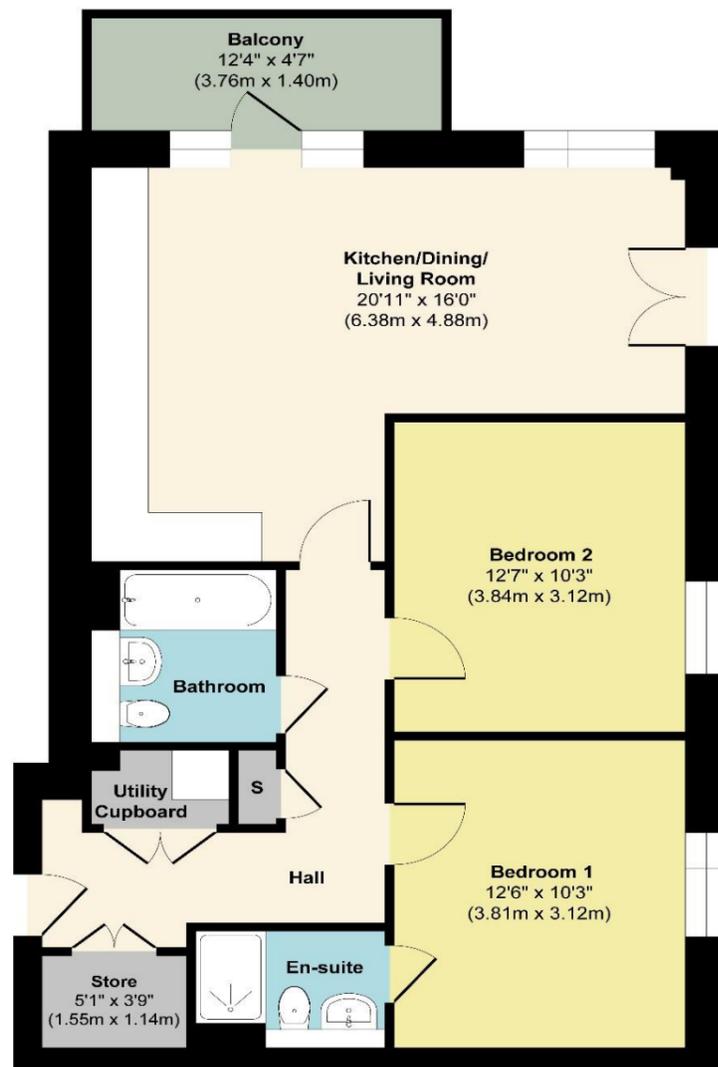


Crest House



Floor Plan

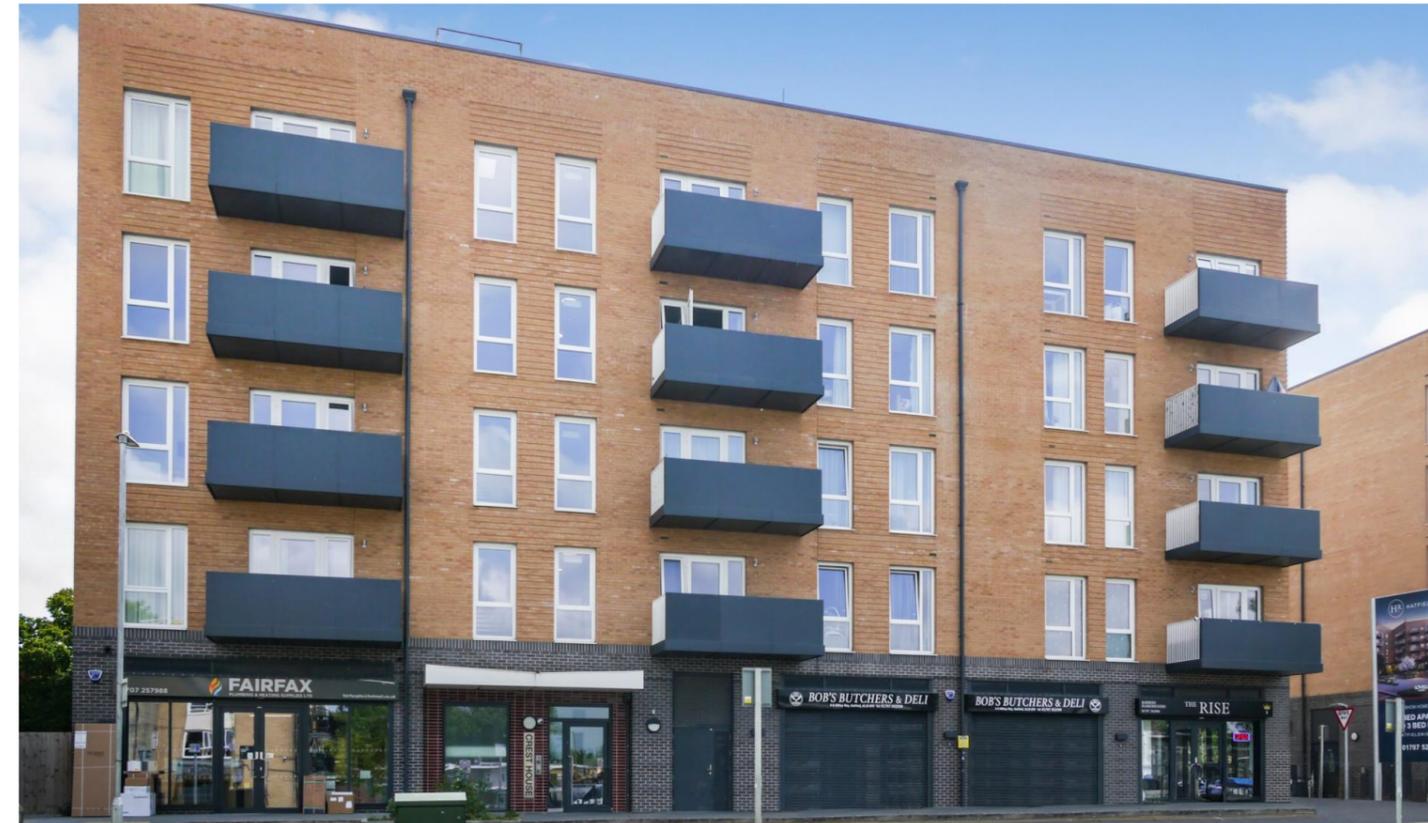
Approx. Gross Internal Floor Area 765 sq. ft / 71.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B	83	83
(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.

Hilltop Way, Hatfield Leasehold Price £340,000



- TOP FLOOR FLAT WITH LIFT
- OPEN PLAN KITCHEN/ LOUNGE
- WALK IN STORAGE CUPBOARD
- MVHR AIR FILTERATION SYSTEM
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM ROOM & FAMILY BATHROOM
- AMTICO FLOORING THROUGHOUT
- BALCONY WITH AMAZING VIEWS
- GATED PARKING
- GREAT LOCATION





Entrance Hall

Amtico flooring, radiator, video entry phone and Smoke alarm. Doors off to a walk in storage room, utility cupboard housing a 'Baxi' boiler, space for washing machine and plumbing, MVHR air filtration system and fuse box.

Kitchen / Lounge

A spacious room with an abundance of light offering ideal open plan living. A modern fitted kitchen with a selection of wall and base units, work tops work, a one and a quarter bowl stainless steel sink and drainer, splash backs, induction hob and oven under, overhead, extractor fan, integrated built in fridge freezer, integrated dishwasher. Carbon monoxide and fire alarm. Premium Amtico flooring throughout, radiators, and floor to ceiling double glazed window to front, double glazed doors opening onto a Juliet balcony to side, double glazed window and double doors opening onto the balcony. Space for dining table and chairs. TV points.

Bedroom One

Amtico flooring, radiator, a fitted wardrobe with sliding doors, and double glazed floor to ceiling window to side. TV points

Ensuite Shower Room

Amtico flooring, low flushing WC with concealed cistern, floating hand wash basin and mixer tap, cubicle shower with thermostatic controls and shower attachment, and glass screen, heated towel rail, and MVHR air filtration system. Par tiles walls with inset mirror.

Bedroom Two

Amtico flooring, radiator and double glazed floor to ceiling window to side. TV points.

Bathroom

Amtico flooring, low flushing WC with concealed cistern, floating hand wash basin and mixer tap, white panelled bath with thermostatic controls and shower attachment and screen, heated towel rail, MVHR air filtration system. Par tiles walls with inset mirror.

Outside

Downstairs there are a good selection of shops such as Butchers, Barbers, Plumbing shop. three different takeaways, Bubble Tea shop and a Tesco's. Other services provided is a Dentist and Post Office.

Parking

Allocated parking space with gated access. External cycle stands for visitors and internal cycle storage for residents.

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.