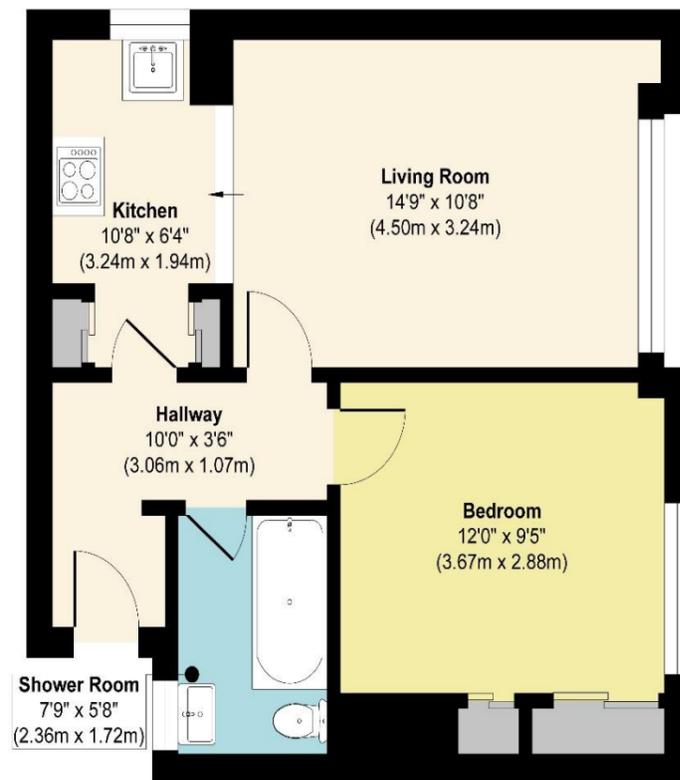


Lothair Court



Floor Plan

Approx. Gross Internal Floor Area 507 sq. ft / 47.18 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		
(69-80)	C	76	78
(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.

Lothair Court, Hatfield Leasehold Price £180,000



TOWN CENTRE LOCATION. A one bedroom flat consisting of a hallway, lounge, fitted kitchen with breakfast bar, bedroom and bathroom. The property also benefits from double glazing, gas central heating throughout.

- TOWN CENTRE LOCATION
- 2ND FLOOR
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN
- BATHROOM
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRAIN LINKS INTO LONDON





Entrance

Security door with digital entry phone system.

Entrance/ Hallway

Hardwood front door, laminated floors, wall mounted meter box, radiator. Doors to:

Kitchen

A good selection of wall and base units, work surfaces over, splash back tiles, stainless steel sink with mixer tap, breakfast bar that opens onto lounge. Integrated 4 ring electric hob and oven under. Space and plumbing for washing machine. Storage cupboard. Wall mounted boiler. Double glazed window to side.

Lounge

Laminate wood flooring, fitted radiator, and front aspect double glazed window.

Bedroom

Laminated flooring, radiator, and double glazed window to side.

Bathroom

A three piece bathroom suite comprising of white panelled bath with power shower and attachment, pedestal hand wash basin with mixer tap, low flushing WC and radiator. Part tiles walls. Double glazed window to side.

Further Details

The property is Leasehold
Council Tax Band - Band A

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.