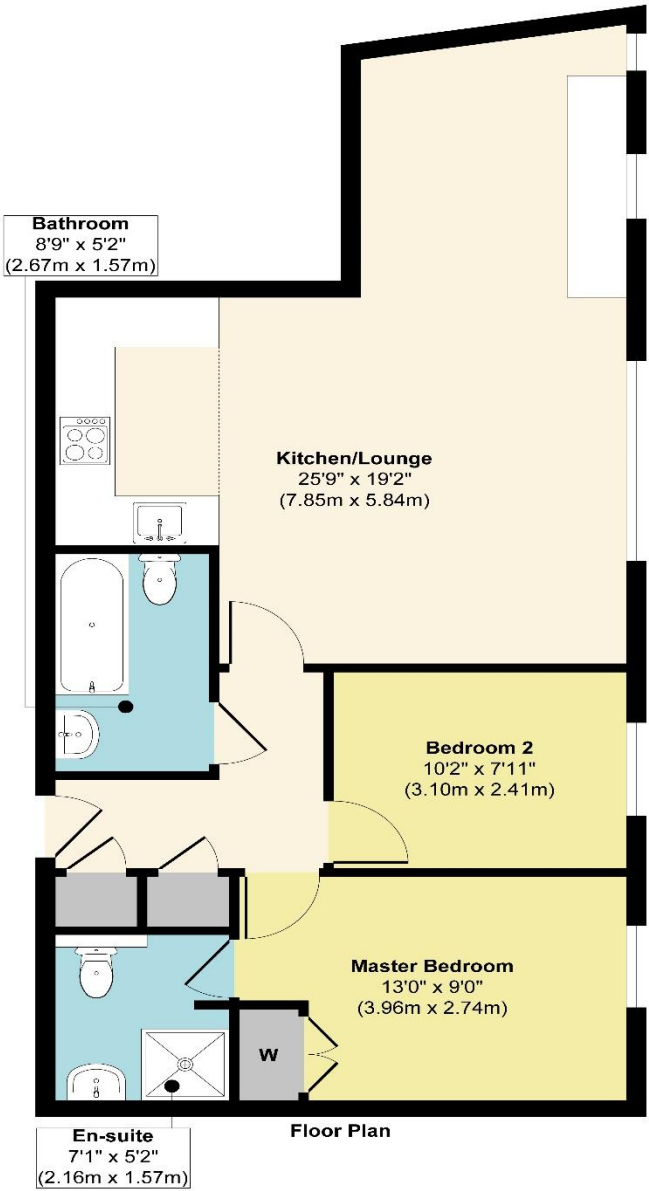
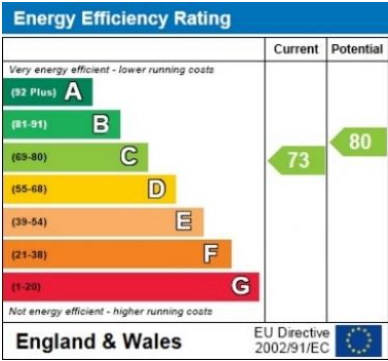


Kings Place, North Drive, Hatfield,

Kings Place



Approx. Gross Internal Floor Area 711 sq. ft / 66.05 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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
Guide Price £238,000



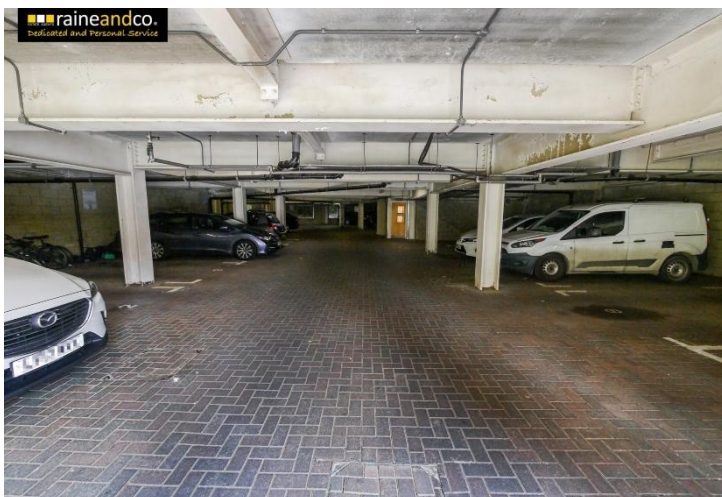
Spacious first floor apartment, chain free, ideal for commuters or first time buyers. A blank canvas ready to make your own. Just minutes from Hatfield Station, with secure parking, communal gardens, and two bathrooms including an en-suite.

- Chain Free – Ready to Move In or Let Out Immediately
- First Floor Location – Ideal for Commuters Near Hatfield Station
- Perfect First-Time Buy or Investment Opportunity
- Spacious Open-Plan Living/Dining/Kitchen
- Two Generously Sized Bedrooms
- Two Bathrooms – Including En-Suite to Main Bedroom
- Gated Development with Video Entry System for Added Security
- Allocated Secure Underground Parking + Visitor Bays
- Access to Communal Gardens at the Rear
- Blank Canvas – Personalise to Your Own Style



Kings Place, North Drive, Hatfield,

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Communal Entrance Door

Secure communal entrance door leading to communal hallway, carpeted stairs and lift leading to all floors

Front door

Front door leading to entrance hallway. A bright and spacious area featuring wood effect laminate flooring, two built in storage cupboards, further benefits include a wall mounted entry phone, radiator, and internal doors providing access to both bedrooms and the family bathroom.

Master Bedroom

A generously sized double bedroom with a carpeted floor, rear aspect window, radiator, and built-in wardrobe. A door leads to the private en-suite shower room

Ensuite

A well appointed ensuite with half height tiled walls, mains shower, low level flush W.C., pedestal hand basin with mixer tap, and a heated towel rail for added comfort.

Second Bedroom

A well-proportioned second bedroom featuring a carpeted floor, rear aspect window, and radiator. Ideal for use as a guest room, home office, or child's bedroom.

Family Bathroom

Stylish and modern, the family bathroom includes half height tiled walls, a panel enclosed bath with overhead shower, pedestal hand basin with mixer tap, low level flush W.C., and a heated towel rail.

Open Plan Lounge/Kitchen

A bright and spacious lounge with carpeted flooring, two large front aspect windows and an additional smaller window, all allowing for excellent natural light. The space is warmed by two radiators and offers ample room for both relaxing and dining.

The kitchen is fitted with a range of base and eye level units with roll over worktops, complemented by a stainless steel sink and drainer with mixer tap. There is space for a free standing fridge and washing machine, as well as a built in electric oven and gas hob with extractor hood above—ideal for modern living.

Communal Garden Area

To the rear of the property, residents benefit from a well maintained gravel and paved communal outdoor space—ideal for relaxing, socialising, or enjoying some fresh air. The area has a neat and practical finish, providing a quiet and pleasant environment for all occupants.

Communal Parking

The property benefits from a variety of parking, including visitor and designated spaces, which are located in the shade underneath the building.

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.