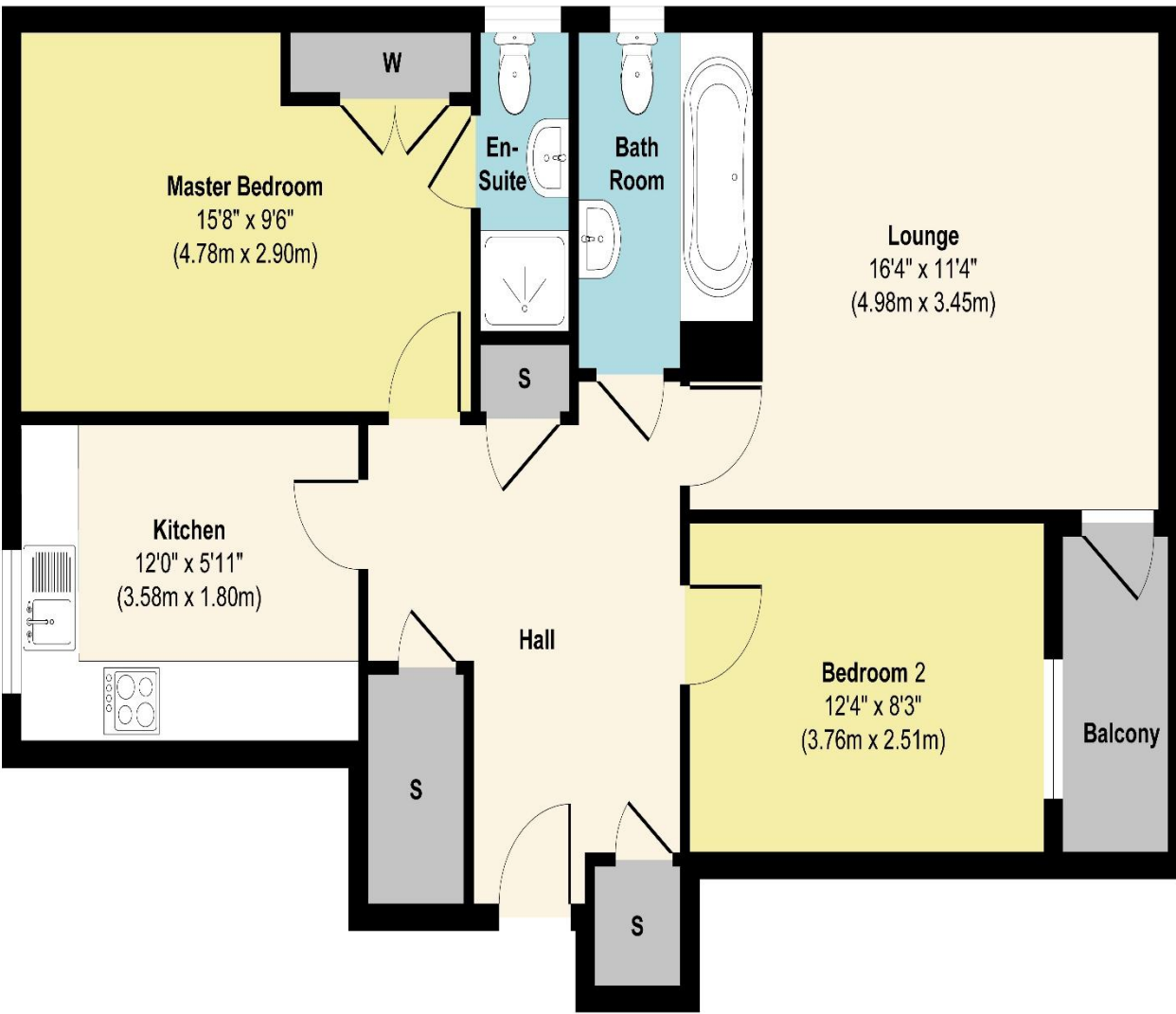


Gloucester Court, Hatfield

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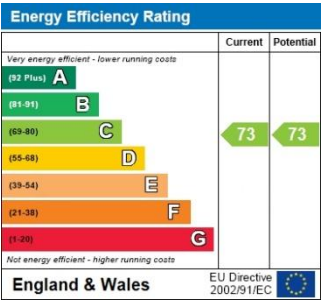


Floor Plan

Approx. Gross Internal Floor Area 800 sq. ft / 74.32 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

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Gloucester Court, Hatfield Leasehold Price £275,000



CHAIN FREE. A fantastic two bedroom two bathroom first floor flat located within a popular secure gated development within a 10 minute walk to Hatfield Town Centre.

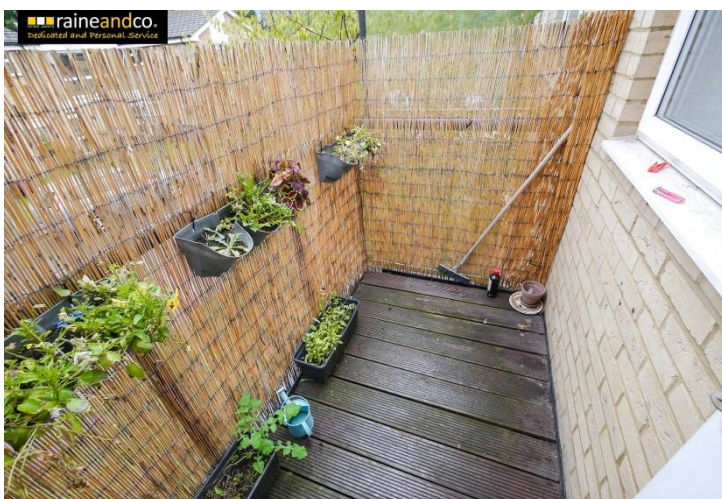
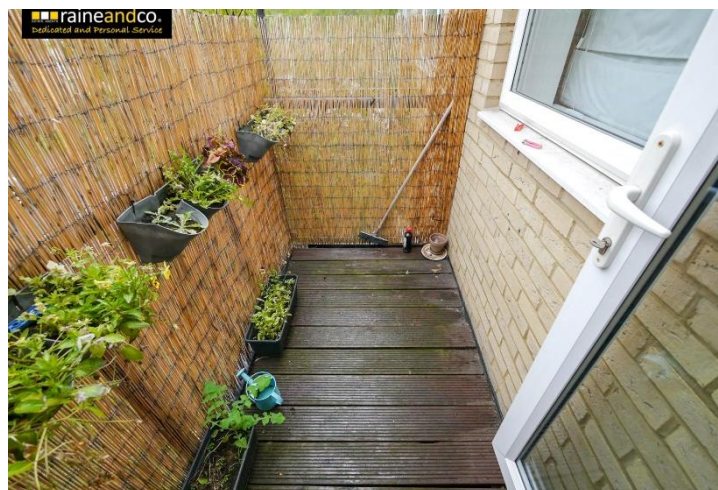
- CHAIN FREE
- Bright lounge with access to private balcony
- Master bedroom with en suite and built in wardrobe
- Excellent storage, including three cupboards and loft access
- Alarm fitted with motion sensors
- Secure gated development with designated parking
- Long lease and low service charges
- Gas central heating and double glazing
- Two minute walk to The Galleria, Ten minute walk to Town Centre



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Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain

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Outside

Secure gated car park with automated remote controlled gates and allocated parking space. Separate secure pedestrian entrance via keypad. Secure communal cycle store. Communal bin store. Communal gardens front and rear. Secure communal entrance door leading to stairs and the flat's private entrance.

Entrance Hall

Carpeted hallway with three storage cupboards, entry phone, loft access, and alarm panel. Doors to all rooms.

Kitchen

Tiled flooring with a range of base and eye level units, roll top work surfaces, and tiled splash backs. Integrated gas oven and hob with stainless steel extractor fan, integrated fridge/freezer and dishwasher, and space for washing machine. Stainless steel sink unit with mixer taps, double glazed window to front aspect, radiator, and combination boiler housed in cupboard.

Lounge Dining Room

Well proportioned and carpeted reception room with window to rear aspect, radiator, and door opening onto a private balcony.

Master Bedroom

Carpeted double bedroom with window to front aspect, radiator, built in wardrobes and access to en suite shower room.

En Suite Shower Room

Tiled flooring and partly tiled walls, low level flush wc, pedestal wash hand basin, walk in shower cubicle with extractor fan, opaque double glazed window to side aspect and single radiator.

Bedroom Two

Carpeted double bedroom with window to rear aspect and radiator.

Bathroom

Modern family bathroom with tiled flooring and partly tiled walls. Panel enclosed bath with shower attachment, pedestal wash hand basin with mixer taps, low level flush wc, heated towel rail, extractor fan and double glazed opaque window to side aspect.

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.