



Floor Plan

Approx. Gross Internal Floor Area 760 sq. ft / 70.60 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 | 84 | 84 |
| (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.

Clarkson Court, Hatfield Leasehold Guide Price £219,995



A CHAIN FREE well presented two-bedroom flat in the popular Clarkson Court development, featuring secure gated parking, lift access, a private balcony, and a main bedroom with en-suite. Ideal for first time buyers or investors seeking modern, low maintenance living.

- CHAIN FREE
- Secure electric gated parking
- Allocated parking space plus visitor parking
- Lift and stair access to all floors
- Private balcony
- Entry phone system and secure communal door
- Main bedroom with en-suite shower room
- Excellent storage throughout the flat
- Suitable for owner occupiers and investors
- Close to local shops, transport links and The Galleria





Entrance Hall

The front door opens into a welcoming entrance hall, carpeted and fitted with a radiator and entry phone system. Doors lead to all rooms, with the added benefit of an airing cupboard and a separate storage cupboard.

Lounge

A comfortable and well proportioned living space, carpeted and fitted with two radiators. A double glazed window to the side provides natural light, while a door opens directly onto the private balcony, extending the living area.

Kitchen

The kitchen features wood effect laminate flooring, a range of base and eye level units, and roll edge work surfaces with tiled splash backs. Appliances include a gas hob with extractor over and an integrated fridge freezer. There is plumbing for a washing machine, along with a sink with drainer, rinsing bowl, and mixer tap. A side aspect double glazed window provides natural light.

Bedroom Two

A well sized second bedroom, carpeted and fitted with a radiator. A double glazed window to the side aspect provides natural light.

Master Bedroom

The main bedroom is carpeted and features a radiator and rear facing window. A door leads directly into the en-suite shower room.

En-suite

Fitted with a tiled floor, shower cubicle, low level wc, vanity hand wash basin, heated towel rail, extractor fan, and part tiled walls.

Bathroom

The main bathroom includes a tiled floor, panel enclosed bath with shower over, low level wc, vanity hand wash basin, heated towel rail, extractor fan, and part tiled walls.

Outside

The development offers a secure car park with electric gates, one designated parking space for the property, and additional visitor parking. The building is accessed via a secure communal entrance with entry phone system, with lift and stair access to all floors.

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.