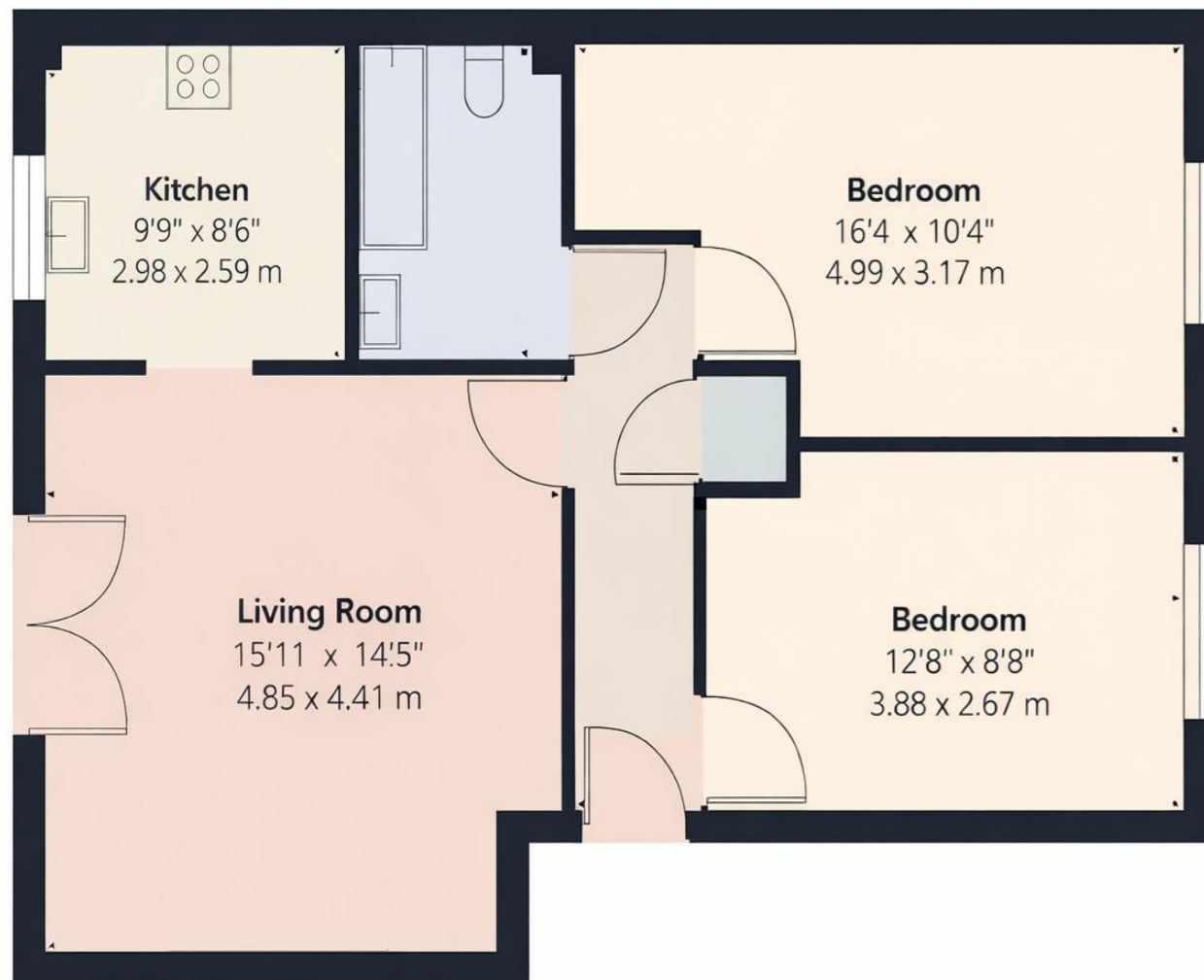
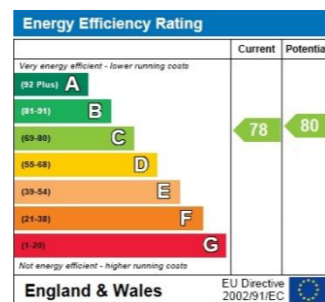




St Lukes Court, Hatfield



This floor plan is provided for illustrative purposes only and is not drawn to scale. All measurements, layouts and details should be treated as approximate and must not be relied upon as statements of fact. Interested parties are advised to verify all information independently.



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.

St Lukes Court, Hatfield, Leasehold Guide Price £249,500



CHAIN FREE well presented two bedroom top floor apartment in St Lukes Court, ideally located next to the town centre and within close proximity of Hatfield Station. Offering bright, spacious accommodation with a Juliet balcony, two double bedrooms, modern bathroom and allocated parking.

- CHAIN FREE
- Turn Key Property In Excellent Condition
- Top Floor Two Bedroom Apartment
- Juliet Balcony With French Doors To Rear
- Open Plan Lounge And Kitchen
- Two Large Double Bedrooms
- Designated Parking Space Plus Visitor Parking
- Healthy 105 Year Lease
- Close Proximity To Hatfield Station And Town Center
- Ideal For First Time Buyers Or Investors





Communal Areas

Visitor parking and one designated parking space. Secure communal entrance door with entry phone system. Carpeted communal hallway with stairs leading to all flats.

Entrance Hall

Front door opens to entrance hall. Wood laminate flooring, radiator, and airing cupboard. Doors leading to all rooms.

Open plan lounge / kitchen

Lounge area

Wood laminate flooring, radiator and double glazed Juliet balcony to the rear. Archway opening into the kitchen.

Kitchen area

Fitted with a range of base and eye level units with roll over work tops and tiled splash backs. Double glazed window to the rear. Stainless steel sink with drainer, rinsing bowl and mixer tap. Integrated dishwasher and double electric fan oven. Gas hob with extractor over. Space for washing machine and fridge freezer.

Bathroom

Wood laminate flooring, radiator with heated towel rail attachment, vanity wash hand basin with mixer taps, low flush wc and panel enclosed bath with shower over. Partly tiled walls.

Bedroom one

Newly carpeted spacious double bedroom with radiator and double glazed window to the front.

Bedroom two

Newly carpeted double bedroom with radiator and double glazed window to the front.

Further Details

The property is Leasehold
Council Tax Band - Band C

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.