

## Parkgate House, Hatfield



Floor Plan

Approx. Gross Internal Floor Area 1057 sq. ft / 98.24 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

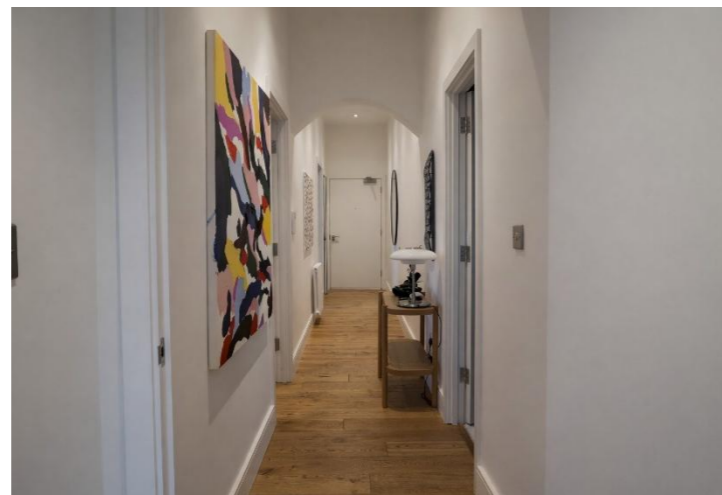
## Parkgate House, Great North Road, Hatfield Share of Freehold Offers In Excess Of £375,000



PENTHOUSE APARTMENT SHARE OF FREEHOLD and largest apartment in Parkgate House offering expansive open plan living, quartz kitchen, two large double bedrooms both with walk in wardrobes, stylish en suite, lift access and secure gated parking with an allocated space. Newly extended 999 year lease.

- SHARE OF FREEHOLD PENTHOUSE APARTMENT
- Newly Extended 999 Year Lease
- Excellent Location Positioned Adjacent To Hatfield Station
- Ted Todd Solid Oak Flooring & Cast Iron Oil Filled Electric Radiators
- Quartz Work Surfaces And Integrated Appliances
- Two Large Double Bedrooms With Walk In Wardrobes
- Stylish En-Suite With Rainfall Shower To Principle Bedroom
- Secure Gated Parking With Allocated Space
- Largest In Development
- Opposite Hatfield House & Its Extensive Gardens





#### Communal Entrance Hall

Communal hallway with lift and stair access.

#### Entrance Hall

Front door to - Spacious entrance hallway with (Ted Todd) solid oak flooring, secure video entry phone system, cast iron oil filled electric radiator and airing cupboard.

#### Open Plan Lounge/Diner/Kitchen

##### Lounge Area:

A striking open plan reception space finished with (Ted Todd) solid oak flooring and framed by two large double glazed windows to front aspect allowing excellent natural light to enhance the sense of space. The proportions comfortably accommodate defined lounge and dining zones, while a cast iron oil filled electric radiator provides efficient heating and adds a subtle design feature in keeping with the overall specification. A built in (Sonos) integrated (Kef) speaker system completes the space and adds modern functionality.

##### Kitchen Area:

Beautifully appointed and seamlessly integrated into the living space. Fitted with a range of contemporary base and eye level units, quartz work surfaces and sleek metal splash backs for a refined finish. Stainless steel sink with mixer tap, integrated electric oven with induction hob and stainless steel extractor fan over, integrated appliances include a fridge freezer and dishwasher. Open storage cubby adds both practicality and design detail.

#### Bathroom

Beautifully appointed with tiled flooring and partly tiled walls, creating a clean and contemporary feel. Fitted with a wall mounted vanity wash hand basin, concealed cistern wall mounted wc and panel enclosed bath with shower over. A heated towel rail enhances comfort, while a skylight brings in natural light and reinforces the bright penthouse setting.

#### Bedroom One

Generous super king size bedroom with two double glazed windows and an electric radiator. Door to joining en-suite and walk in wardrobe.

#### En-Suite

Tiled floor and partly tiled walls, vanity unit with wash hand basin, concealed cistern wall mounted wc, tiled shower cubicle with rainfall shower, heated towel rail and extractor fan.

#### Bedroom Two

Generous super king size bedroom with two double glazed windows, cast iron oil filled electric radiator and door to joining walk in wardrobe.

#### Outside

Secure electric gated entrance with one designated space and visitor parking.

#### Further Details

The property is Share of Freehold  
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.**