



(Approx.) Sq. footage 570 sq ft



This floorplan is provided for illustrative purposes only and is not to scale. All dimensions are approximate and intended as a guide only. Layout, measurements and details should not be relied upon as a statement of fact. Prospective purchasers are advised to carry out their own due diligence and verification.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	79
	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.

**Kings Place, North Drive, Hatfield, Leasehold
Guide Price £219,995**



A well presented CHAIN FREE two bedroom ground floor flat in Kings Place, North Drive. Offering dual aspect open plan living/dining/kitchen space, en-suite to the main bedroom and a designated covered car port. Electric gated development with lift access. Ideal for first time buyers or investors.

- CHAIN FREE
- Two Bedroom Ground Floor Flat
- Five Minute Walk To Hatfield Mainline Train Station
- Designated Sheltered Private Car Port
- Secure Electric Gated Entrance
- Open plan lounge / diner / kitchen
- Well Maintained Communal Gardens
- Plenty Of Storage Spaces Throughout
- Dual Aspect Lounge Allowing Excellent Natural Light
- Ideal For First Time Buyers Or Investors





Communal Entrance

Communal entrance door to carpeted communal hallway, leading to front door.

Entrance Hall

Front door opening into a carpeted entrance hall with radiator, entry phone system and two built in storage cupboards. Doors lead to all rooms.

Open Plan Lounge/Diner/Kitchen

Lounge/Diner area:

Carpeted flooring, dual aspect double glazed windows to the front and side, two radiators.

Kitchen Area:

Wood laminate flooring, fitted with a range of base and eye level units with roll edge work surfaces. Gas hob and cooker with extractor over, tiled splash backs, double glazed window to the front, steel sink with drainer, mixer taps and additional rinsing bowl. Integrated washer and space for fridge.

Principle Bedroom

Carpeted flooring, fitted wardrobe, radiator, double glazed window to side aspect, door to en-suite.

En-Suite

Wood laminate flooring, low level wc, pedestal wash hand basin, tiled shower enclosure with plumbed in shower, heated towel rail, extractor fan and partly tiled walls.

Bedroom Two

Carpeted flooring, radiator and double glazed window to the side.

Bathroom

Wood laminate flooring, low level wc, pedestal wash hand basin, panel enclosed bath with shower attachment, heated towel rail, extractor fan and partly tiled walls.

Outside

Well maintained communal courtyard and an electric gated car park with visitor parking. Sheltered private car port parking for one vehicle.

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.