



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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 Price £190,000



CHAIN FREE one bedroom apartment within the popular Clarkson Court development, located close to The Galleria and local amenities. The property offers bright and spacious accommodation with a private balcony, secure gated parking and lift access, making it an excellent first purchase or

- CHAIN FREE
- Private Balcony
- Allocated Parking Plus Extensive Visitor Parking
- Spacious Entrance Hall With Storage Cupboards
- Lift Access Within The Building
- Fitted Kitchen With Integrated Gas Oven & Hob
- Well Maintained Communal Areas
- Double Glazed Windows Throughout
- Close To The Galleria Shopping Centre
- Ideal First Time Purchase Or Investment





## Entrance Hall

Wood laminate flooring. Entry phone system. Radiator. Storage cupboard and separate boiler cupboard. Doors leading to the kitchen, bathroom, bedroom and lounge.

## Kitchen

Wood laminate flooring. A range of base and eye level units with roll edge work tops and tiled splash backs. Integrated gas oven and hob with extractor hood above. Space for fridge and washing machine. Stainless steel sink with mixer tap, drainer and rinsing bowl. Radiator.

## Lounge

Wood laminate flooring. Radiator. Double glazed window to the front aspect allowing good natural light. Door leading to the private balcony.

## Bedroom

Wood laminate flooring. Radiator. Double glazed window to the front aspect.

## Bathroom

Wood laminate flooring. Low flush WC. Vanity unit with wash hand basin and mixer tap. Panel enclosed bath with shower over. Heated towel rail. Partly tiled walls and extractor fan.

## Outside

The development is accessed via secure electric gates leading to resident and visitor parking areas. The property benefits from one designated parking space along with visitor parking. A secure communal entrance door with entry phone system leads into the well maintained communal hall with carpeted stairs and lift access. The building also benefits from a dedicated mail room.

## 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.**