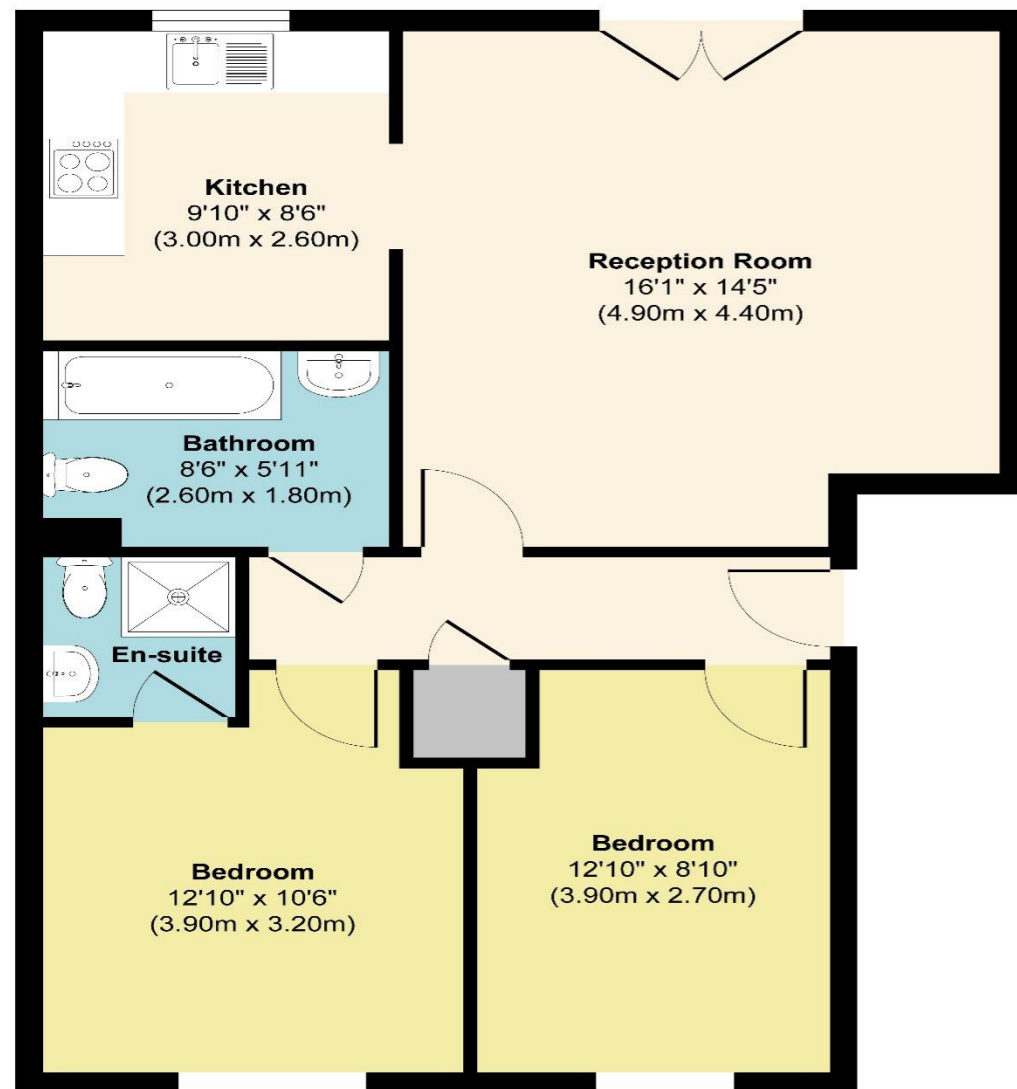


ST LUKES



Floor Plan

Approx. Gross Internal Floor Area 673 sq. ft / 63.00 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			
(69-80) C			
(55-68) D		80	80
(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 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 £255,000



CHAIN FREE spacious two double bedroom, two bathroom top floor apartment ideally located close to Hatfield Town Centre and Hatfield Station. Featuring a bright open plan living space, allocated parking and excellent commuter links. Ideal for first time buyers and investors.

- CHAIN FREE
- Larger than average top floor apartment
- Two generous double bedrooms
- Two bathrooms including en-suite to principal bedroom
- Bright and spacious open plan lounge/kitchen
- Juliet balcony providing excellent natural light
- Secure entry phone system
- Gas central heating and double glazing throughout
- Allocated parking space plus visitor parking
- Walking distance to Hatfield Town Centre and Hatfield Station





Entrance
Communal entrance hallway accessed via entry phone system.

Entrance Hall
Accessed via panelled solid door. Cupboard housing combination boiler serving heating and hot water with linen shelving.

Lounge
A very spacious, larger than average lounge, which has carpeted flooring, double glazed, double doors opening onto a Juliet balcony, radiator and archway to kitchen.

Kitchen
Comprising a range of matching wall and base units with work surfaces. Stainless steel sink unit with mixer tap. Part tiled walls. Integrated gas oven, and hob with overhead extractor hood. Space and plumbing for a washing machine. Single radiator. Vinyl flooring. Double glazed window to rear.

Bedroom One
Carpeted flooring, radiator, double glazed window to front, fitted wardrobes and door to En-suite.

En suite
Shower cubical with glazed door and Triton electric shower. Low Level WC and pedestal wash hand basin. Part tiled walls and tiled flooring.

Bedroom Two
Carpeted flooring, radiator, double glazed window to front.

Bathroom
White bathroom suite comprising of a panel enclosed bath with mixer taps and shower attachment over, pedestal wash hand basin and low level WC. Part tiled walls and tiled floor.

Outside
Maintained communal gardens. Allocated parking space and visitor bays.

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.