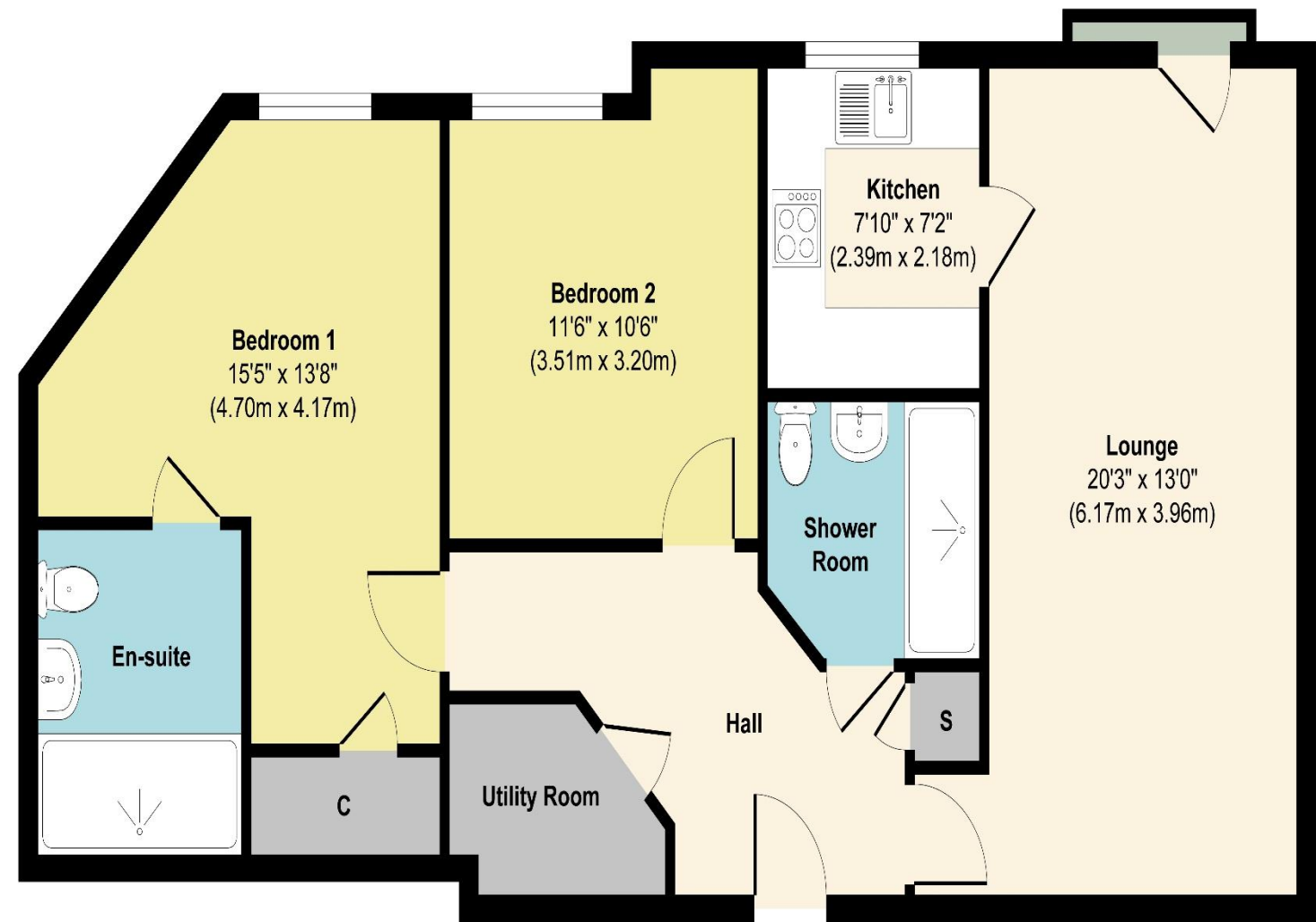




Highclere House, Hatfield

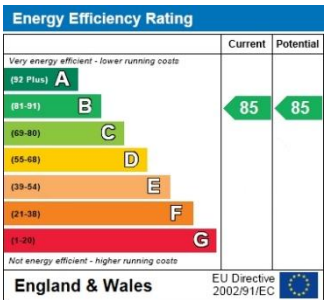


Floor Plan

Approx. Gross Internal Floor Area 807 sq. ft / 75.00 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

Produced by Elements Property



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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885



Guide Price £249,950



CHAIN FREE two bedroom retirement apartment offered fully furnished in turn key condition. Spacious lounge with Juliet balcony, master bedroom with walk in wardrobe and ensuite, allocated parking and storage. Access to communal lounge, gardens, on site manager and 24 hour emergency call system.

- CHAIN FREE
- Fully Furnished Turn Key Two Bedroom Apartment
- Retirement Living For Over 60s
- Master Bedroom With Walk In Wardrobe And En-Suite Shower Room
- Spacious Lounge With Juliet Balcony Overlooking Gardens
- Lift Access To All Floors
- Access To Communal Residents Lounge And Landscaped Gardens
- Allocated Car Parking Space And Storage Unit
- On Site House Manager And 24 Hour Emergency Call System
- Excellent Transport Links To London From Hatfield Station



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



This CHAIN FREE second floor apartment at Highclere House is a purpose built retirement property for the over 60s, offering independent living with the benefit of on site support. Built in 2021, the development has been designed to provide a safe, low maintenance and sociable environment for later life.

The apartment is offered fully furnished throughout, including all furniture, furnishings and integrated kitchen appliances, making it a true turn key home. The spacious lounge benefits from a double glazed door and full height window opening onto a Juliet balcony with pleasant views over the landscaped gardens. The modern kitchen is fitted with integrated appliances such as a wall mounted oven, integrated microwave and fridge / freezer, while the master bedroom includes a walk in wardrobe with a built in safe and an ensuite shower room. A second, spacious double bedroom is served by a separate shower room.

Externally, the apartment comes with an allocated parking space and private storage. Residents also have access to a range of additional facilities within the development, including a bookable guest suite, scooter store, refuse room and recycling room.

Highclere House offers an excellent range of communal facilities designed to support independent living while fostering a sense of community. These include a large communal lounge, attractive landscaped gardens and a varied programme of activities and social events organised for residents, providing opportunities to socialise and stay active. The on site House Manager is available to assist with day to day matters, while the 24 hour emergency call system provides reassurance and support whenever needed.

The annual service charge includes buildings insurance, water rates and heating to communal areas, helping to keep running costs more predictable. With a long lease of 994 years remaining, this apartment represents a well specified and conveniently located retirement home in Hatfield, close to Hatfield Station with fast train links to London.

Entrance Hall

The front door opens into a large entrance hall. The 24 hour emergency response pull cord system is situated here. A door leads to a utility room equipped with a washer dryer and storage area. An additional storage cupboard is also accessed from the hall. Further doors lead to the lounge, bedrooms and guest shower room. An electric radiator is fitted.

Lounge

A spacious lounge with a double glazed door and full height window to the side opening onto a Juliet balcony, enjoying views of the gardens. There is ample room for a dining table and chairs. The room benefits from a TV point with Sky+ connectivity, two ceiling lights, two electric wall heaters, raised power sockets and fitted carpets.

Kitchen

A modern kitchen fitted with a range of base and eye level units and roll top work surfaces. It includes a wall mounted oven, built in microwave and ceramic hob. There is an integral fridge / freezer and a free standing dishwasher. The sink with mixer tap is positioned beneath the double glazed window.

Principle Bedroom

A spacious bedroom with a full height double glazed window allowing plenty of natural light and enjoying garden views. The room is completed by a walk in wardrobe fitted with a built in safe, hanging rails and shelving. TV and telephone points are also provided.

En-suite Shower Room

A modern shower room with level access shower cubicle and screen. It includes a vanity unit with inset wash hand basin and storage, a fitted illuminated mirror, WC and wall mounted heated towel rail. Slip resistant flooring is laid throughout.

Second Bedroom

A spacious second bedroom with a double glazed window. This room offers flexibility for use as a study, dining room or hobby room.

Shower Room

A modern shower room with level access shower cubicle and screen. It includes a vanity unit with inset wash hand basin and storage, a fitted illuminated mirror, WC and wall mounted heated towel rail. Slip resistant flooring is laid throughout.

Outside

The apartment benefits from its own allocated car parking space. There is also access to the communal gardens / patio seating area.

Additional Storage

An additional storage area is provided on the third floor of Highclere House.

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.