Great North Road, Hatfield

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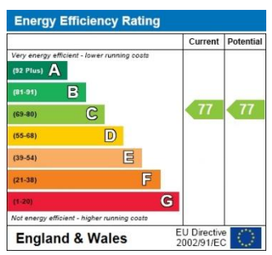


Floor Plan

Approx. Gross Internal Floor Area 697 sq. ft / 64.75 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.

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Great North Road, Hatfield, Leasehold
Guide Price £275,000



A larger than average one bedroom ground floor apartment within this prestigious Great North Road development, ideally positioned close to Hatfield station. Offered CHAIN FREE with allocated parking, underfloor heating, high specification kitchen and excellent built in storage.

- Larger Than Average One Bedroom Apartment
- Offered Chain Free
- Highly Convenient Location Close To Station
- Prestigious Great North Road Development
- Allocated Parking Space
- Underfloor Heating Throughout
- High Specification Kitchen With Bosch Appliances
- Quartz Worktops And Integrated Appliances
- Excellent Built In And Additional Storage
- Double Glazed Throughout







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A larger than average one bedroom ground floor apartment forming part of this highly regarded and high end development on Great North Road, ideally positioned for Hatfield railway station and excellent transport links. The property is offered CHAIN FREE and benefits from an allocated parking space, underfloor heating throughout, double glazing and an excellent amount of storage. Upon entering, the spacious entrance hall provides access to all rooms and features wood laminate flooring, a secure entryphone system and two large storage cupboards, providing useful additional storage rarely found in a one bedroom apartment. The impressive open plan kitchen/living room provides an excellent space for both relaxing and entertaining, with wood laminate flooring and two windows overlooking the front aspect, creating a bright and welcoming room. The high specification kitchen is fitted with quartz worktops and a range of integrated Bosch appliances, including an eye level oven, microwave, induction hob, extractor fan, washing machine, dishwasher and fridge/freezer. The generous bedroom benefits from wood laminate flooring, a large built-in wardrobe, side aspect window and direct access to the bathroom. The stylish bathroom is accessed from both the bedroom and entrance hall, making it particularly practical for both residents and guests. It features tiled flooring, a modern vanity wash hand basin, WC, L shaped bath with shower attachment and heated towel rail. Externally, the property benefits from an allocated parking space, while its location provides excellent access to Hatfield station, local amenities and transport links. An excellent opportunity for a first time buyer, professional purchaser or investor seeking a modern, high specification apartment in a highly convenient location.

Ground Floor

Entrance Hall
Spacious entrance hall with wood laminate flooring, secure entryphone system and two large storage cupboards. Doors provide access to all rooms, while underfloor heating runs throughout the apartment.

Living Room/Kitchen
A bright and generously proportioned open plan living space with wood laminate flooring and two windows to the front aspect. The modern kitchen is fitted with quartz worktops, stainless steel sink, induction hob and stainless steel extractor fan. Integrated Bosch appliances include an eye level oven and microwave, washing machine, dishwasher and fridge/freezer.

Bedroom
A larger than average double bedroom with wood laminate flooring, large built in wardrobe and window overlooking the side aspect. Door providing direct access to the bathroom.

Bathroom
Modern bathroom with tiled flooring, WC and contemporary vanity wash hand basin. Features an L shaped bath with shower attachment and heated towel rail. The bathroom benefits from two access points, one from the bedroom and one from the entrance hall.

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.