

# *Asking price of £325,000 Leasehold*

*Bishopsmead, Lemsford Road, Hatfield, AL10 0DL*



- **Superb New Development**
- **Top Floor Apartment**
- **Centre of Hatfield**
- **Landscaped Grounds**
- **Parking Space**
- **Built by Cairnpark Properties Ltd**
- **Distinctive Homes**
- **High Specification**

BEAT THE RUSH, DUE TO DEMAND WE ARE OFFERING BUYERS THE OPPORTUNITY TO RESERVE AN APARTMENT PRIOR TO THE OFFICIAL LAUNCH.

Bishopsmead is a superb new development of apartments built by local independent builders Cairnpark Properties Limited who have a longstanding and unblemished reputation for creating quality and distinctive homes to a high standard.

PLOT FIVE is located on the top floor and comprises of communal entrance hall, entrance hall, living room, kitchen with dining area, two bedrooms (one with en-suite) and a family bathroom. Externally the development has landscaped grounds and allocated parking spaces.

Located in a central position the development is with walking distance of Hatfield Town Centre, Hatfield Business Park and The Galleria Shopping Centre.

[www.raineandco.com](http://www.raineandco.com)



# Cairnpark Bishopsmead, Lemsford Road, Hatfield, AL10 0DL

## Living Room

16'6" x 11'1" max (5.03m x 3.38m)

## Kitchen / Dining Room

17'0" x 9'8" max (5.18m x 2.95m)

## Bedroom One

11'5" x 10'1" max (3.48m x 3.07m)

## Bedroom Two

12'5" x 10'6" max (3.78m x 3.20m)

## Specification

Traditional brick construction with cavity wall.  
Moulded coving to principal rooms.  
6 panel white painted internal doors.  
Ceramic tiling to floor in kitchen and bathroom.  
Low voltage LED down lighters to kitchen and bathroom.  
All windows UPVC double glazed with window locks.  
Gas central heating to radiators.  
Mains wired smoke detectors on each floor.  
10 year warranty.  
AEG Integrated Appliances to include: Oven / Gas hob /  
Extractor hood / Washing Machine / Dishwasher /  
Fridge/Freezer.  
Bespoke kitchen fitments created by specialist designers.  
Stainless steel sink with Monobloc taps.  
Luxury white sanitary ware with Bristan chrome finish fittings.  
Fitted vanity units with marble worktops.  
Hand-held showers over baths.  
Shaver points to all bathrooms.  
Heated towel rails.  
Ceramic tiling to walls.  
Thermostatically controlled showers.  
Comprehensively designed landscaping scheme.  
Buff riven slabs to patios/paths.  
Sustainable block paving to parking areas.  
External lighting.  
Private parking space.

## Help to Buy Scheme

Buy with 5% deposit. [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk).

## Important Information

Anticipated Completion: May 2020.

Length Of Lease: TBC

Service Charge: TBC

Ground Rent: TBC

## Reservation

To reserve a property please speak to a member of our Sales Team.

## Images

Please note these are for indication purposes only.

## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

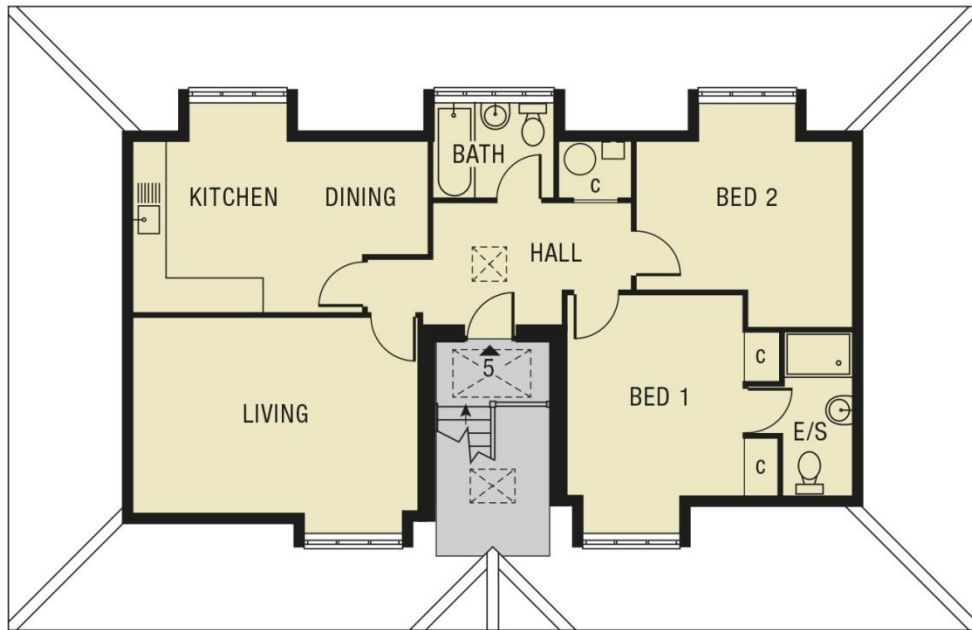


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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 their purpose. The agent has not had sight of the Title documents. References 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.

From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

# SECOND FLOOR



■ Apartment 5