

# *Asking price of £240,000 Leasehold*

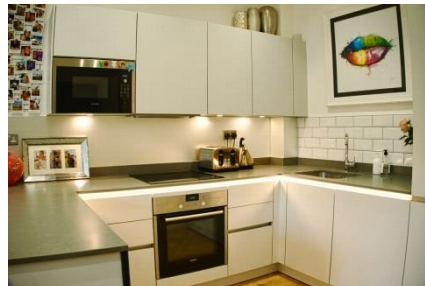
*Parkgate House, Great North Road, Hatfield, AL9 5FA*



- **Ground Floor One Bedroom Apartment**
- **Gated Parking Area With Allocated Space**
- **Walking Distance to Train Station**
- **Main Bedroom with Built In Wardrobes**
- **One Owner Since New**
- **Open Plan Kitchen And Living Room**

MODERN ONE BEDROOMED APARTMENT ideally situated within walking distance to HATFIELD TRAIN STATION, LOCAL SHOPS and HATFIELD HOUSE. Recently built in 2017 with ONE OWNER since new, the development benefits from secure GATED PARKING and entry phone system. The apartment comprises entrance hallway with multiple storage spaces, open plan fitted kitchen and living area, bedroom with built in wardrobes and bathroom. Other features include electric heating throughout, double glazed windows, one allocated parking space. Viewing is highly recommended, perfect for first time buyers.

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



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## Communal Entrance

Via Entry Phone System. Communal Hallways. Lift access to all floors.

## Entrance Hall

Wooden flooring. Storage cupboards housing wall mounted boiler. Plumbing for washing machine. Electric heater. Entry phone system, wooden flooring and doors to all rooms.

## Open Plan Living Room and Kitchen

Electric heaters, multiple plug points, wooden flooring, Television and telephone points. Double glazed window.

## Open Plan Kitchen and Living Room

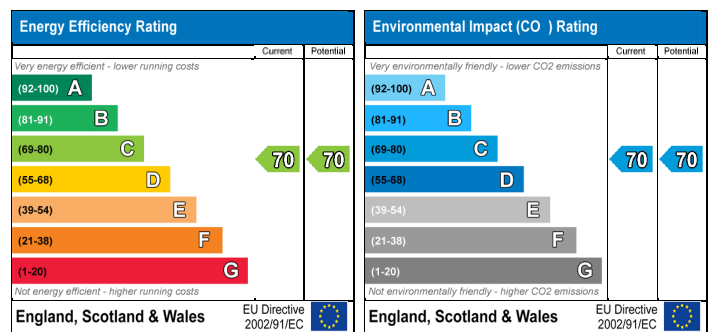
Comprising a range of matching fitted wall and base units, Sink unit with mixer tap, Built in concealed fridge freezer and dishwasher, Multiple plug points, fitted microwave, under worktop lighting, Wooden flooring.

## Bedroom

Built in double wardrobes. Carpeted. Electric heater. Multiple plug points. Double glazed window,

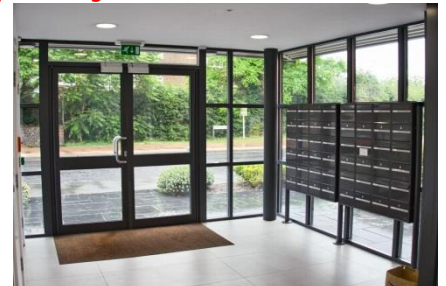
## Bathroom

Comprising a panel enclosed bath with power shower, low level W.C with concealed cistern, wash hand basin , heated towel rail,



## Agents Note

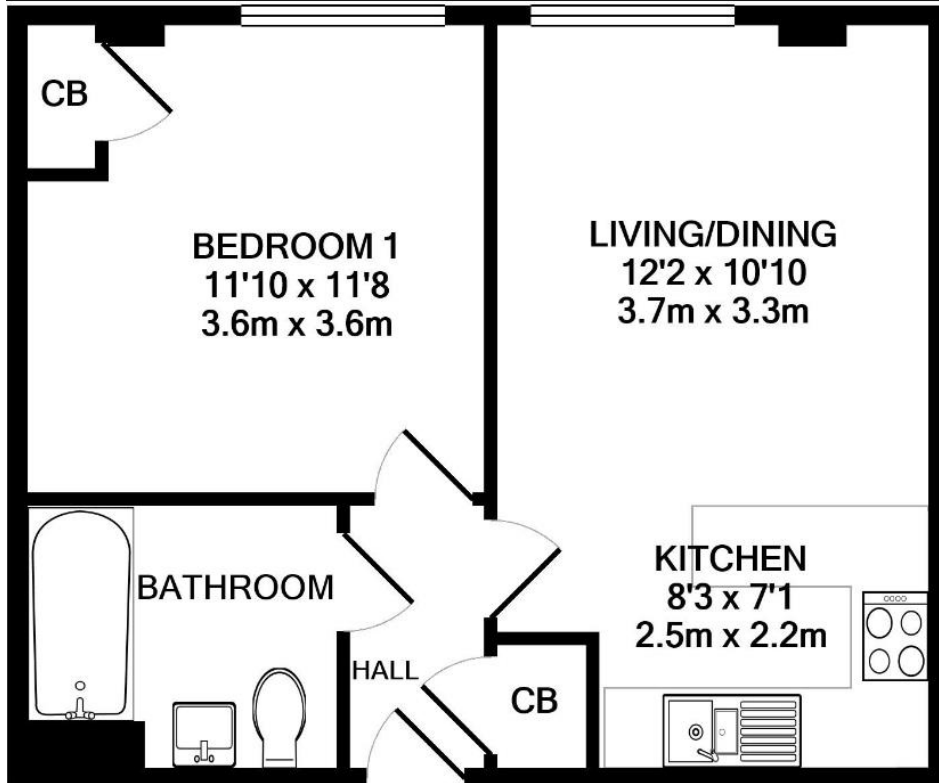
Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



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

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10:20



TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.5 SQ.M.)

