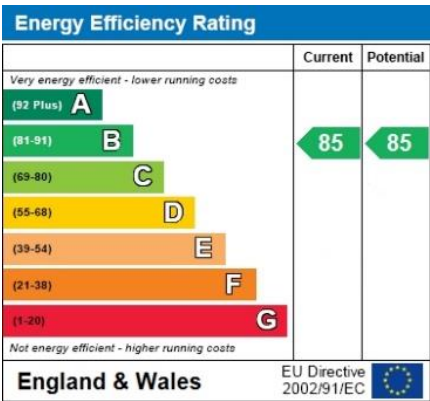
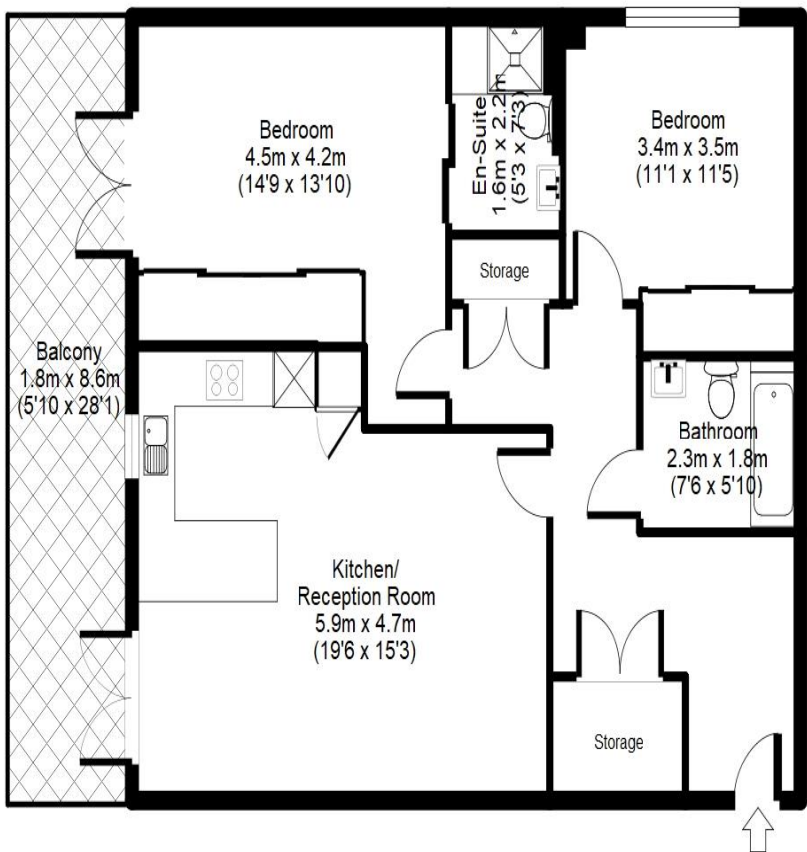


Great North Road, Old Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 822 sq. ft / 76 sq. m



For identification purposes only  
Measurements are approx and not to scale

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.

Great North Road, Old Hatfield Leasehold  
Price £390,000



PROBABLY ONE OF THE BEST PENTHOUSE APARTMENTS IN HATFIELD. Situated within Old Hatfield close to the train station & local shops this top floor apartment has a sunny southerly aspect terrace views across Old Hatfield to Hatfield House and Park.

- Penthouse Apartment
- Two Double Bedrooms
- En-Suite to Bedroom One
- Bathroom with Shower
- Southerly Aspect Terrace
- Two Allocated Parking Spaces
- Beautifully Presented
- View over Old Hatfield





# Great North Road, Old Hatfield

**raineandco**  
ESTATE AGENTS  
Dedicated and Personal Service



# Great North Road, Old Hatfield

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ESTATE AGENTS  
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## Communal Entrance Hall

Via entry-phone. Rear hall with post boxes and access to the parking area. Carpeted with lift and stairs to all floors. Double doors to spacious inner hallways with front door to:

## Entrance Hall

Entry-phone. Two storage cupboards both with double doors (one with automatic light, wall mounted boiler and hot water cylinder). Oak flooring. Down lighters. Doors (some part glazed) to:

## Living / Dining Room / Kitchen

Oak flooring. Double glazed French doors and windows to Southerly aspect terrace. Kitchen area comprising of a range of fitted wall and base units with peninsular unit. Work surfaces with matching upstand, drainer and inset stainless steel single bowl sink unit with mixer tap. Built in Bosch induction hob with stainless steel Bosch extractor canopy over. Built in Bosch oven and microwave. Built in concealed wash machine, dishwasher, fridge and freezer. Down lighters.

## Terrace

Southerly aspect. Paved and walled with access from both the Living room and main bedroom. Exterior lighting and power points. Views over Old Hatfield towards Hatfield House and Park.

## Bedroom One

Fitted triple wardrobe with sliding doors, one mirrored. Oak flooring. Downlighters. Double glazed French doors to the Southerly aspect terrace. Door to:

## En-Suite Shower Room

Comprising a double shower cubicle with glazed screens, door and twin head (rainwater and hand held) shower unit. Low level W.C. Vanity unit with wash hand basin, mixer tap and drawer under. Down lighters. Tiled floor. Heated chrome effect towel rail.

## Bedroom Two

Fitted triple wardrobe with sliding doors, one mirrored. Oak flooring. Down lighters. Double glazed window to rear.

## Bathroom

Comprising a panelled enclosed bath with mixer tap and hand held shower attachment. Low level W.C. Vanity unit with wash hand basin, mixer tap and drawer under. Downlighters. Tiled floor. Heated chrome effect towel rail.

## Parking

Two allocated parking spaces, one under cover.

## Communal

Well-tended paved seating area with flower beds to borders and a range of mature shrubs and bushes. Pergola and glazed/fenced screens.

Part A:

Council Tax Band:	Amount £:
Leasehold	Freeholder:
Length of Lease: 125 years	Remaining: 120 Years
Ground Rent: £200.00 per annum	When is it payable: Yearly
Expected to increase: Y	Increase Amount: Not known
Service Charge: £1,110.71	When is it payable: 6 Monthly

Part B

Type: Apartment			
Physical Characteristics: Purpose Built			
Construction Type: Brick			
Rec Rooms: 1	Bedrooms: 2	Bathrooms: 2	Kitchens: 1
Parking: Off Street			
Are the flowing Services connected:			
Electricity Yes	Renewable / Batteries		No
Gas No	Water		Yes
Telephone Yes	Broadband		Yes
Drainage Yes	Does the property have Central Heating		Yes
What Fuel does it use:	Electricity		

Part C

Are there any known safety issues:	No
If Yes What:	
Has the property been adapted for accessibility:	No
Is the property in a Conservation area:	No
Is the property a listed building:	No
Are there any planning applications, which of approved would affect the property:	No
Is the access road made up and adopted:	Yes
Is the property affected by any rights of way:	No
Are there any proposals or disputes which affect the property (either with an individual or public body):	No
Are there any shared or communal facilities:	Yes
Are there any covenants affecting the property:	No
Are there any preservation orders affect the property:	No

Further Details

The property is Leasehold

Council Tax Band - Band D