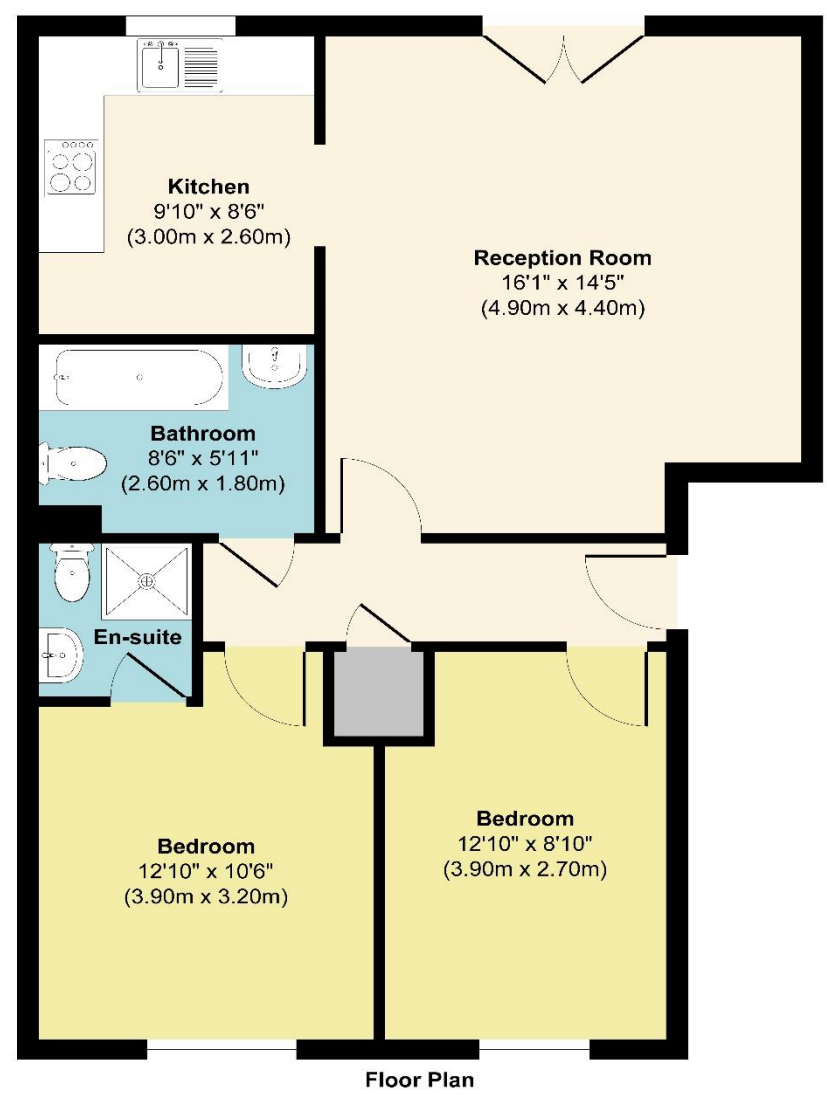
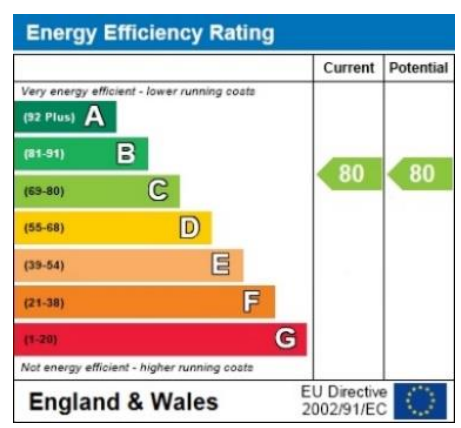


# St Lukes Court, Hatfield

ST LUKES



Approx. Gross Internal Floor Area 673 sq. ft / 63.00 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.

## St Lukes Court, Hatfield Leasehold Price £265,000



CHAIN FREE. A LARGER THAN AVERAGE TOP FLOOR WITH TWO DOUBLE BEDROOMS. This apartment is situated in a purpose built block close to HATFIELD TOWN CENTRE.

- CHAIN FREE
- TOP FLOOR
- LARGER THAN AVERAGE LOUNGE
- TWO DOUBLE BEDROOMS
- 1 OF 6 FLATS IN BLOCK
- JULIET BALCONY
- EN SUITE TO BEDROOM ONE
- ONE ALLOCATED PARKING SPACE
- DOUBLE GLAZED & GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE





# St Lukes Court, Hatfield



# St Lukes Court, Hatfield

## Entrance

Communal entrance hallway accessed via entry phone system.

## Entrance Hall

Accessed via panelled solid door. Cupboard housing combination boiler serving heating and hot water with linen shelving.

## Lounge

A very spacious, larger than average lounge, which has carpeted flooring, double glazed double doors opening onto a Juliet balcony, radiator and archway to kitchen.

## Kitchen

Comprising a range of matching wall and base units with work surfaces. Stainless steel sink unit with mixer tap. Part tiled walls. Integrated gas oven, and hob with overhead extractor hood. Space and plumbing for a washing machine. Single radiator. Vinyl flooring. Double glazed window to rear.

## Bedroom One

Carpeted flooring, radiator, double glazed window to front, fitted wardrobes and door to En-suite.

## En suite

Shower cubical with glazed door and Triton electric shower. Low Level WC and pedestal wash hand basin. Part tiled walls and tiled flooring.

## Bedroom Two

Carpeted flooring, radiator, double glazed window to front.

## Bathroom

White bathroom suite comprising of a panel enclosed bath with mixer taps and shower attachment over, pedestal wash hand basin and low level WC. Part tiled walls and tiled floor.

## Outside

Maintained communal gardens. Allocated parking space and visitor bays.

## 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.