

# *Asking price of £250,000 Leasehold*

*St Lukes Court, Hatfield, AL10 0FD*



- **Top Floor Two Bed Apartment**
- **Close to Town Centre**
- **Fitted Kitchen**
- **Master Bed with En-Suite**
- **Allocated Parking Space**
- **Communal Gardens**
- **EER: B**

Top floor modern apartment situated in a convenient location next to the Town Centre and within walking distance to Hatfield Train Station and the Hatfield Business Park. The property comprises of fitted kitchen, lounge, two bedrooms, master bedroom with en-suite and separate family bathroom. Other features include gas central heating to radiators, double glazed windows throughout, allocated parking space and well tended communal gardens. This property would be ideal for **FIRST TIME BUYERS AND INVESTERS ALIKE. CHAIN FREE TRANSACTION.**

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# St Lukes Court, Hatfield, AL10 0FD

## Communal Entrance Hall

Via entry-phone system with carpeted stairs rising to first floor landing, inner communal hallway. Front door to:

## Entrance Hall

Double radiator. Carpet. Entry-phone system. Storage cupboard housing wall mounted combi boiler serving gas central heating and domestic hot water. Panelled effect doors to:

## Kitchen Breakfast Room

13'5" x 6'3" (4.09m x 1.91m)

Comprising a range of fitted matching wall and base units with work surfaces over. Inset single bowl, single drainer, stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and concealed extractor hood over. Built in concealed upright fridge / freezer and dishwasher. Plumbing for washing machine. Tiled floor. Spot lights. Double radiator. Double glazed multi paned effect window to front.

## Living Room

15'4" x 14'8" (4.67m x 4.47m)

Two double radiators. Carpet. Spot lights. Two double glazed multi paned effect windows to front.

## Bedroom One

11'1" x 10'5" including wardrobes (3.38m x 3.18m)

Fitted wardrobe with mirrored sliding doors. Double radiator. Double glazed multi paned effect window to front. Panelled effect door to:

## En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed screens, door and electric shower unit. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Spot lights. Extractor fan. Double radiator. Frosted double glazed multi paned effect window to front.

## 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.



## Bedroom Two

10'1" x 7'1" inc wardrobe (3.07m x 2.16m)

Double radiator. Double glazed multi paned effect window to front.

## Bathroom

Comprising of a panel enclosed bath with mixer tap and hand shower attachment. Low level WC. Pedestal wash hand basin. Part tiled walls. Tiled floor. Spot lights. Extractor fan. Double radiator.

## Exterior

## Parking

Allocated numbered parking space for one car.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		84	86			84	85