



## 4 Parkgate House, Great North Road, Hatfield AL9 5FA

**Guide Price £265,000**

This beautifully finished one-bedroom apartment forms part of the impressive Parkgate House development, offering modern living in a highly convenient location. The property features a German-designed kitchen with Siemens appliances, quartz worktops, feature LED lighting and engineered oak flooring throughout the main living space.

The property benefits from an allocated parking space and exceptional transport links, with Hatfield Station less than a five-minute walk, providing direct routes to London King's Cross in around 25 minutes. Positioned on The Great North Road, you're moments from The Galleria's shops, restaurants and cinema, as well as the stunning grounds of Hatfield House. Excellent opportunity for first time buyers

With excellent local schools, the University of Hertfordshire and ongoing town investment, this one-bedroom home is ideal for first-time buyers and commuters alike.



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## Entrance

Door to communal entrance hallway

## Entrance Hallway

Oak flooring, storage cupboard, doors leading to lounge, bathroom and bedroom



## Lounge/Diner

14'9" x 20'9" (4.5 x 6.35)

High-spec German kitchen with Siemens integrated appliances , Stylish quartz worktops and feature LED lighting oak flooring throughout, radiator, and double glazed window to side and front.



## Bathroom

Modern fitted bathroom, low flush WC with vanity cupboard below basin, bath with shower attachment, led mirror lighting and heated towel rail, contemporary porcelain floor and wall tiles.

## Bedroom

11'5" x 8'6" (3.50 x 2.60 )

Double bedroom, built in wardrobes, radiator, window to side

## Parking

One allocated parking space

## Area

Residents benefit from exceptional transport links, with Hatfield Station less than a five-minute walk, providing direct routes to London King's Cross in around 25 minutes. Positioned on The Great North Road, you're moments from The Galleria's shops, restaurants and cinema, as well as the stunning grounds of Hatfield House.

