



36 York House North Drive, Hatfield, Hertfordshire, AL9 5EG

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

### 36 York House North Drive, Hatfield, Hertfordshire, AL9 5EG

A modern top floor 2 bedroom, 2 bathroom apartment in this gated development close to Hatfield station. Accommodation includes a light reception room with open plan fitted kitchen and loft storage. Allocated parking for 1 car + visitors parking. The property also benefits from a lift. The A1(M) is just a couple of minutes drive away. Welwyn Garden City town centre, the Galleria shopping centre and Hatfield town centre are also 5 minutes drive. Rental income estimate of £1150 pcm.

**Kitchen/reception 19'1" x 12'9" (5.84m x 3.91m)**

**Bedroom 1 12'0" x 9'3" (3.66m x 2.84m)**

**En-suite**

**Bedroom 2 9'3" x 8'3" (2.84m x 2.54m)**

**Bathroom**

**Allocated parking space**

**Lease information**

The lease is 125 years from 1st January 2004 (108 years remaining).

Ground rent is £175 per year, split in half and paid six monthly, 1st January and 1st July

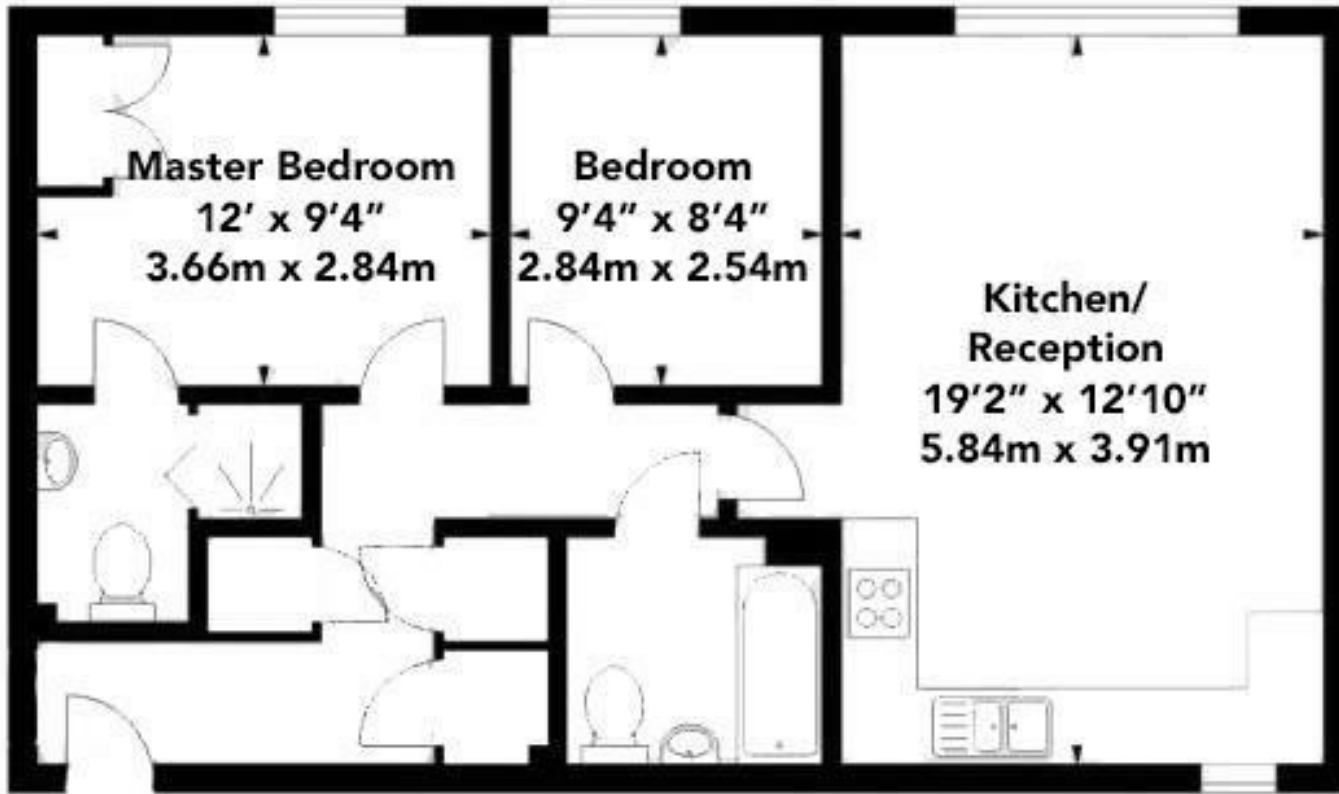
Service charge £1830.32 for 2020/21



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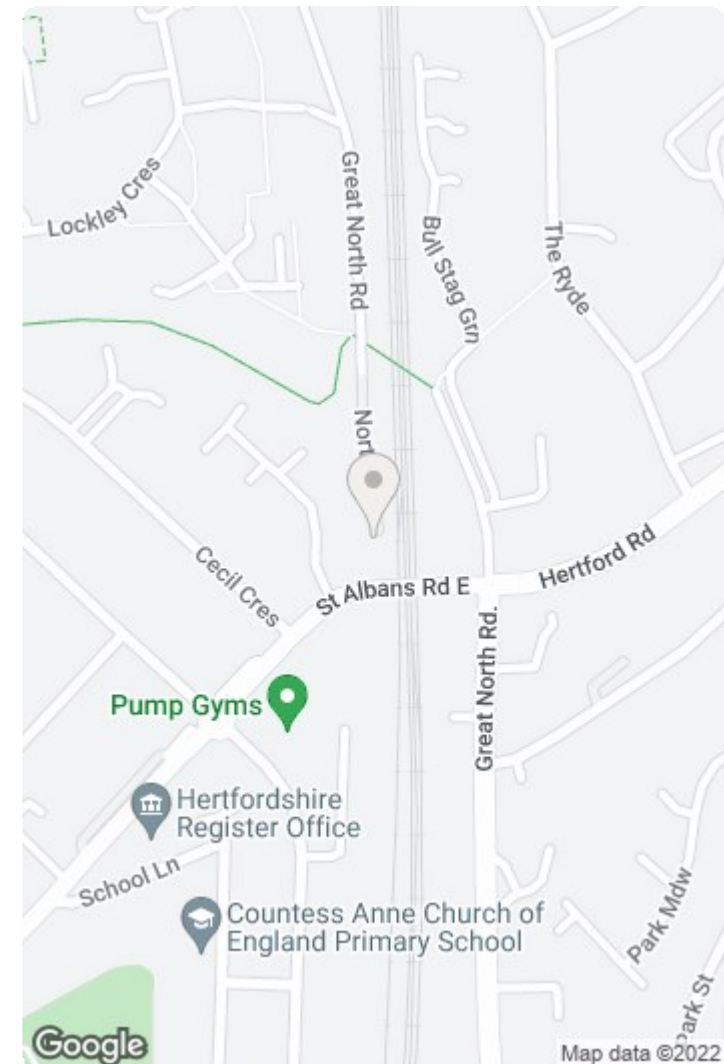
Company incorporated in England No. 4713968  
VAT No. 745 8368 91





Total internal floor area - 655 sqft (60.85 sqm)

Floorplan for illustrative purpose only. Measurements may not be accurate



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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