



3 Red Lion Court, Great North Road, Hatfield, AL9 5BW

Asking price £302,500

Sell with us from £995 + VAT



Carnegie

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

3 Red Lion Court, Great North Road, Hatfield, AL9 5BW

Another property sold by Carnegie Estate Agents - A desirable 2 double bedroom, 2 bathroom ground floor flat. Accommodation comprises master bedroom with en-suite, second bedroom, kitchen, bathroom, reception room and allocated parking space. The property is located a short walk from Hatfield station with direct rail link to Finsbury Park and London Kings Cross.

Reception room 25' x 15' (7.62m x 4.57m)

Double glazed french doors to communal courtyard. Two radiators. Telephone point. TV aerial point. Chrome light fittings. Incorporating open plan kitchen...

Kitchen

Modern style fitted kitchen with a range of wall and base units with oak effect doors and chrome handles. Dark marble effect roll edge work surface and complimentary splash back. Stainless steel single drainer sink with mixer tap. Built in electric oven with gas hob and obscure splash back. Extractor over. Integrated dishwasher. Washing machine. Fridge freezer. Double glazed window to side aspect.

Master Bedroom 15'8" x 11'5" (4.8m x 3.5m)

Double glazed window to front aspect. Fitted wardrobe. Radiator. TV aerial point.

En-suite 6'6" x 5'10" (2m x 1.8m)

Modern white suite. Enclosed shower cubicle with power shower and tiled walls. Wash hand basin on pedestal with mixer taps. Low level WC. Extractor fan.

Bedroom 2 10'5" x 9'2" (3.2m x 2.8m)

Double glazed window to rear aspect. Radiator.

Bathroom 6'8" x 6'6" (2.03m x 1.98m)

Modern white suite. Panel enclosed bath with mixer taps with shower attachment. Wash hand basin on pedestal with mixer taps. Low level WC. Full length white ladder radiator. Mainly tiled. Extractor fan.

Parking

One allocated parking space

Information

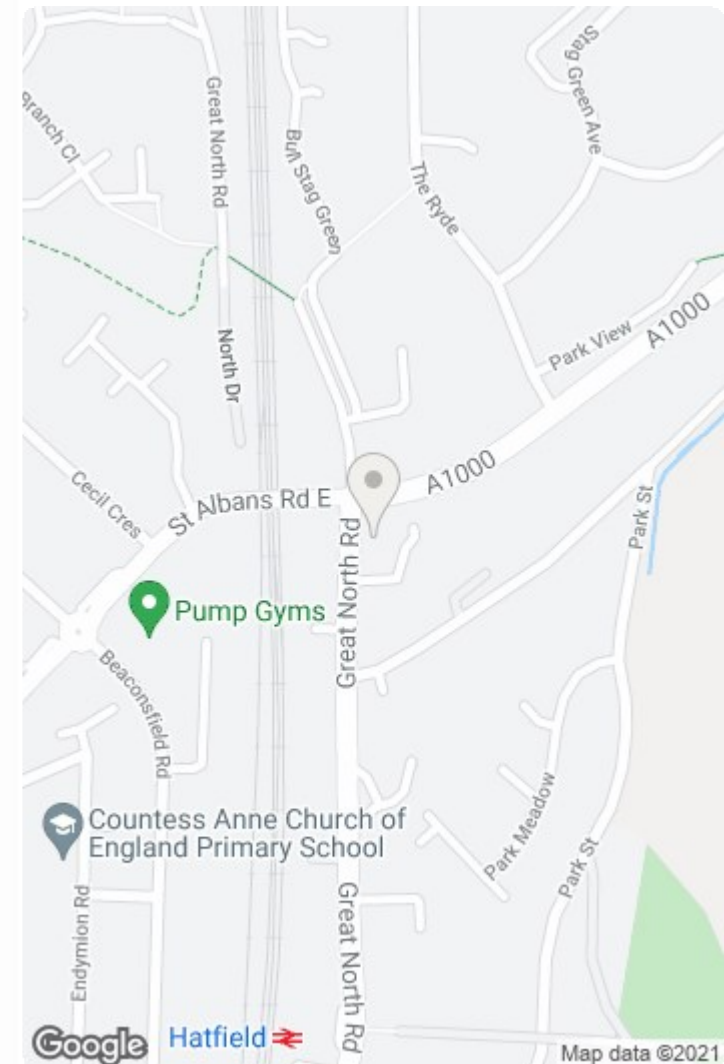
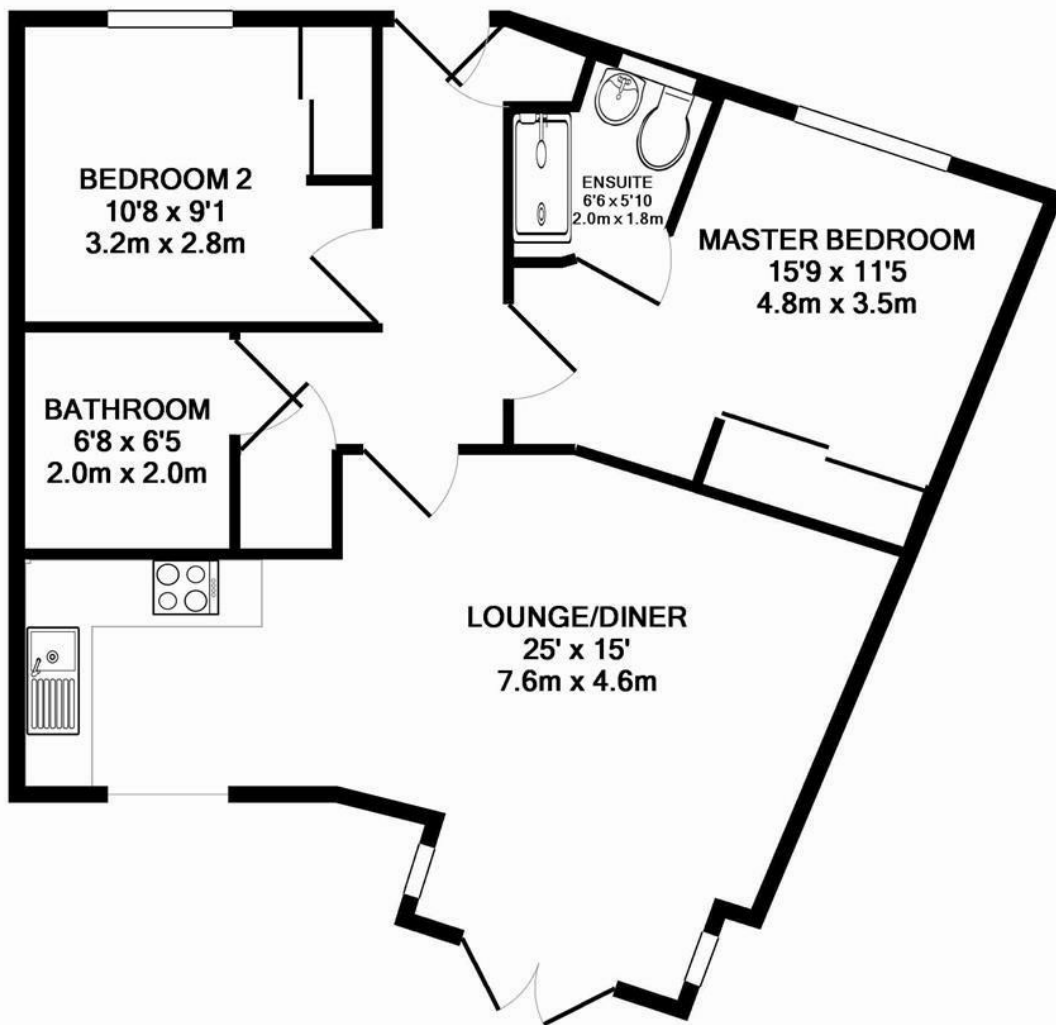
Ground rent £275pa approx.
Maintenance charge £1,318.48 per annum approx.
215 year lease of which 14 years have expired with no ground rent.



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





TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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