



Manor Parade, AL10 9JS
Hatfield

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**AVAILALE 2nd MARCH!! **

Spacious one bedroom apartment located in Hatfield in a private, gated development located moments from local amenities and under a mile from Hatfield rail station with parking available!

Boasting its excellent size double bedroom and spacious lounge with separate modern kitchen!

Call today to book into our open day - limited spaces available.

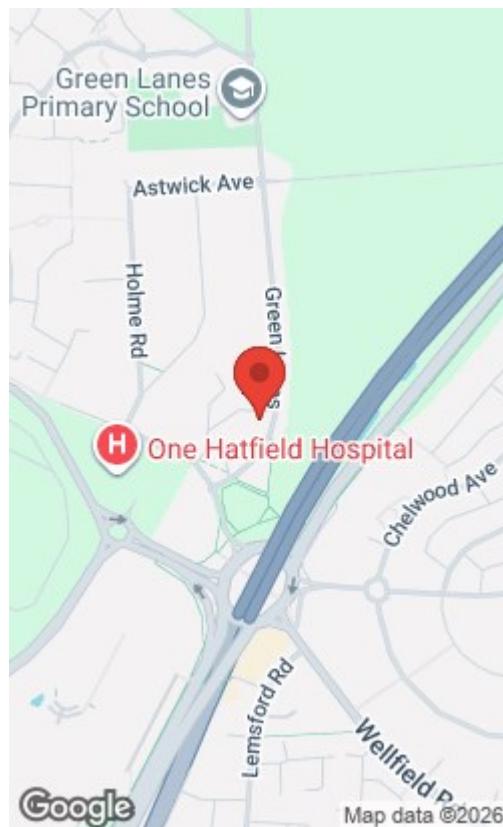
PLEASE NOTE - THERE WILL BE NO INTERNAL PHOTOS PRIOR TO THE OPEN DAY.

£1,050 PCM

- AVAILABLE 2ND MARCH
- COUNCIL TAX BAND A
- CLOSE TO STATION AND TOWN CENTRE
- EPC RATING D
- RESIDENT PARKING

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	65	

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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.