

**Flat 24, 71 Great North Road, Hatfield, AL9**

**Price: £325,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



**A superb 2 bedroom, 2 bathroom top floor apartment. This has been finished to an extremely high standard and features a lift, tall ceilings, open plan lounge/diner/kitchen which is fully fitted and allocated parking space. It is situated in an extremely convenient location close to Hatfield Station. CHAIN FREE.**

- 2 BEDROOMS
- ENTRY PHONE SYSTEM
- EN-SUITE SHOWER ROOM+ GUEST BATHROOM
- OPEN PLAN LOUNGE/DINER/KITCHEN
- ALLOCATED PARKING SPACE
- FITTED WARDROBES IN BEDROOMS
- UNDERFLOOR HEATING
- CONVENIENT LOCATION NEAR STATION
- CHAIN FREE

[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

**Flat 24, 71 Great North Road, Hatfield, AL9**

**Price: £325,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk

## **FEATURES**

### **DESCRIPTION**

A superb 2 bedroom, 2 bathroom top floor apartment. This has been finished to an extremely high standard and features a lift, tall ceilings, open plan lounge/diner/kitchen which is fully fitted and allocated parking space. It is situated in an extremely convenient location close to Hatfield Station. CHAIN FREE.

### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN/DINING/LIVING ROOM  
2 BEDROOMS - ONE WITH EN-SUITE  
BATHROOM  
ALLOCATED PARKING SPACE  
ENTRY PHONE SYSTEM

### **LOCATION**

71 Great North Road is on the corner of Great North Road and St. Albans Road East, literally a stone's throw from the Mainline Railway Station (Kings Cross/Moorgate) and walking distance to Old Hatfield shops, pubs and the famous Hatfield House.

### **SERVICES**

Underfloor Heating and Mains Drainage.  
Maintenance Charges £142.00 per month – (not verified)  
Ground rent £200 per annum - (not verified)  
118 years remaining on the lease - (not verified)  
Council Tax Band D

"There may be additional fees that could be incurred for items such as leasehold packs"

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. You need to provide us with the following documents:

- \* One form of photographic identification (i.e. Passport, Photocard Driving License, National Identity Card)
- \* A recent document identifying your postal address (eg. Utility Bill, Bank Statement, Mortgage Statement, Council Tax Bill).

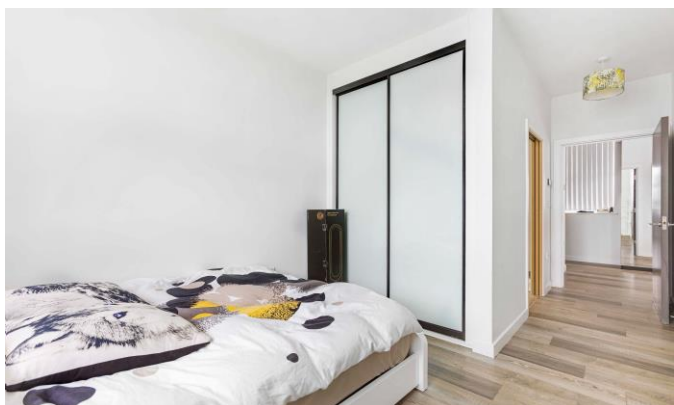


**Flat 24, 71 Great North Road, Hatfield, AL9**

**Price: £325,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk



[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)

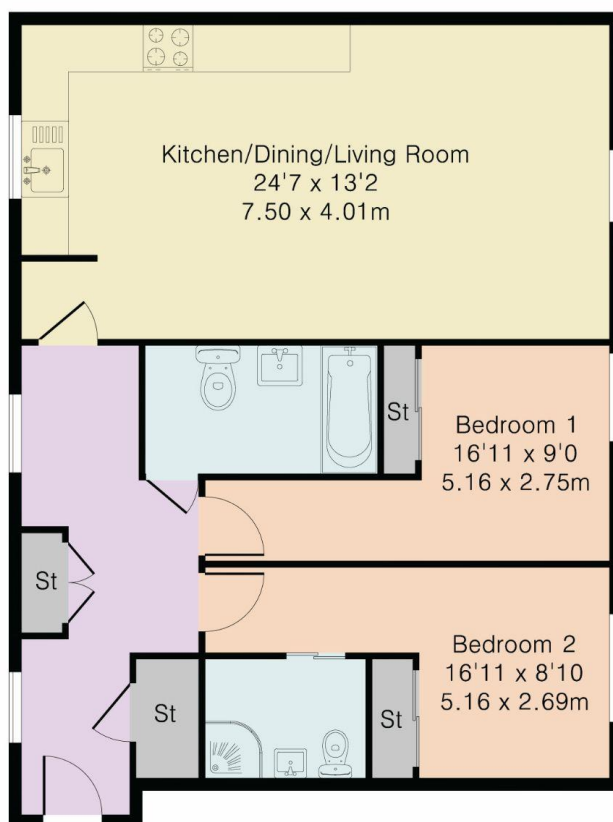
Flat 24, 71 Great North Road, Hatfield, AL9

**Price: £325,000**  
**Leasehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: sales@vanessamccallumestates.co.uk  
www.vanessamccallumestates.co.uk

Approximate Gross Internal Area 783 sq ft – 73 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

