

Flat 2, 71 Great North Road, Hatfield, AL9 5EN



**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](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



We are delighted to offer for sale this fantastic 2 bedroom, 2 bathroom ground floor apartment with high ceilings. This has been finished to an extremely high standard and features an 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.

- 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- ENTRY PHONE SYSTEM
- FILM TINTED WINDOWS TO PROVIDE PRIVACY
- FEATURE LIGHTING
- WALKING DISTANCE TO HATFIELD TRAIN STATION
- 2 BATHROOMS

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

ENTRANCE HALLWAY  
KITCHEN  
LIVING ROOM  
2 DOUBLE BEDROOMS  
1 EN-SUITE AND A FAMILY 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.

### **LOCAL AUTHORITY**

Welwyn Hatfield

### **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)

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

Council Tax Band D.

### **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**

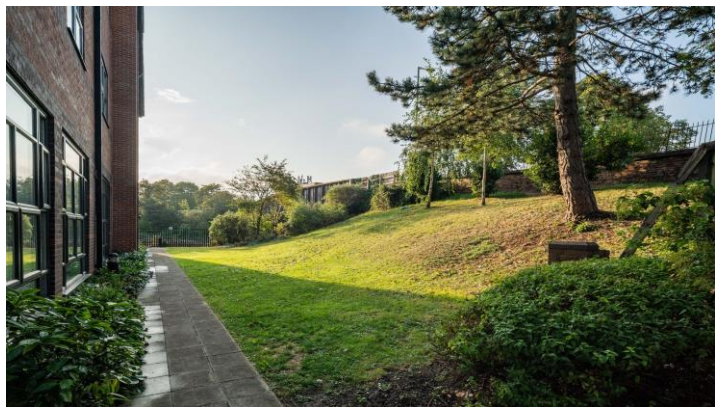
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.