







Aspect House
Hilltop Way
Hatfield
AL10 8FL

-  2 Double Bedrooms
-  2 Bath/Shower Rooms
-  1 Reception Room
-  1 Allocated Parking Space
-  Private Balcony
-  EPC Band B

Council Tax Band: D
£2,263.39 Apr 24/Mar 25

Leasehold: Approx 249 years remaining.
Service Charge: Approx £2700 pa.
No ground rent.

Guide Price
£325,000 Leasehold

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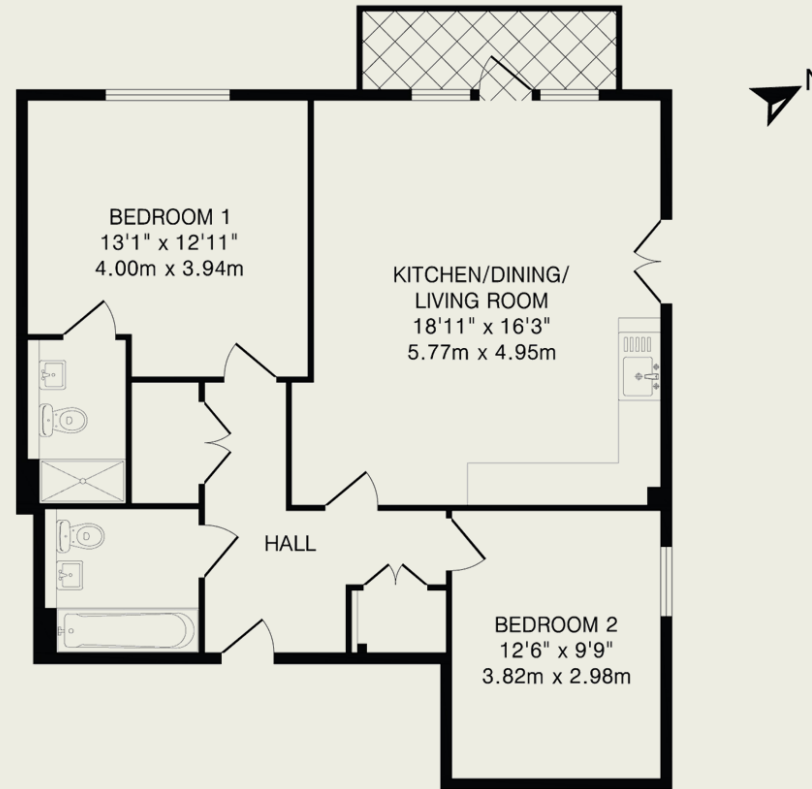
A stunning two bedroom, two bathroom contemporary apartment, in a modern lift serviced building, with uninterrupted views and local amenities close by. No onward chain.

Description

This stunning two bedroom two bathroom top floor apartment forms part of a contemporary block in Hatfield, which is close to nearby amenities and transport links and benefits from lift access to all floors. The property, albeit virtually brand new, has been improved by the current owners, with the addition of some stylish and practical units. The property comprises a bright and spacious open plan living area, with a kitchen that boasts an array of fitted wall and base units, integrated appliances and sleek worktops. The room is bathed in natural light, with a Juliet balcony to one side and a good size balcony to the other. The principal bedroom has also been improved with the addition of some well designed storage and benefits from an ensuite shower room. There is also a second bedroom which again is a very good size, in addition to a family bathroom with a three piece suite. There is also an allocated parking space in a secure car park.

Location

Aspect House is located in the Hilltop area of Hatfield, close to major road links - the A1(M) and M25 to the South. There is a good choice of schools, shops and leisure facilities in Hatfield. Additionally, St. Albans and Welwyn Garden City are easily accessible. Hatfield Mainline Train Station provides fast links to London Kings Cross. Hatfield is proud to be home to the historic Hatfield House with its glorious park and gardens.



Fourth Floor

TOTAL FLOOR AREA: 817 sq.ft.(76.9 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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