



## 2 bed apartment to buy in AL9

Sovereign Place, Hatfield, Hertfordshire,  
AL9 5ET

**£230,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Two double bedrooms
- ✓ Two allocated parking spaces
- ✓ Floor area 688ftsq / 64msq
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

A beautifully presented and well located ground floor modern apartment in the popular 'Ryde' area of Hatfield, briefly comprises hall leading to master bedroom with freestanding wardrobe and en-suite shower room, second double bedroom with freestanding wardrobe, modern fitted kitchen with under-counter lighting, and good size lounge with windows to side and doors to communal green. This property is made with comfort in mind (extra sound proofing measures and modern features). As a further benefit, this property also comes with two allocated parking spaces at the rear.

Do not miss out on this fantastic opportunity to secure a modern, well-appointed apartment in one of Hatfield's most desirable locations.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 115

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,920.00

Price: Starting Bid £230,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sovereign Place, Hatfield, Hertfordshire, AL9 5ET

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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