



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Clarkson Court, Hatfield, AL10 9GW
Guide Price £235,000

A first floor two double bedroom, two-bathroom modern apartment, situated within a gated community and currently let on a long-term tenancy.

The apartment is conveniently located next to the lift which offers access to all floors and allocated and visitors parking behind secure gates, whilst also being within close proximity of DeHavilland Campus and Business Parks.

Internally the property offers two double bedrooms with the principal bedroom benefitting from an en-suite shower room, whilst bedroom two is served by a family bathroom.

There is an open plan sitting and dining room. with doors leading to a private balcony, whilst the separate kitchen offers plenty of cupboard space and fitted appliances.

The property benefits from a long lease with approximately 137 years remaining and a combined ground rent and service charge of £2877 per annum.

Tenure: Leasehold

Term of Lease: 157 Years From August 2004

Service Charge: £2400 PA For 2025

Ground Rent: £240 PA For 2025

Council Tax Band: D

EPC Rating: C





First Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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