



Holwell Court Holwell, Hatfield, AL9 5RL
Offers In Excess Of £400,000



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****CHAIN FREE **** We are delighted to offer for sale this rarely available two bedroom top floor apartment forming part of a Grade II listed Manor House . This apartment has been tastefully refurbished throughout and is to the highest standard. Features include generous sized bedrooms, lounge, and a superb kitchen with a fitted quooker tap. There is plenty of storage and great use of space with designer and bespoke window seating and a modern bathroom with underfloor heating to the end of a good sized hallway. The property has stunning views from all rooms which will be appreciated with a viewing, as well as benefitting externally from a beautiful communal parking area and private parking space.

Hertford, Essendon, Welwyn Garden City are all within a short drive offering good transport links, schooling and shopping facilities. Please call Lanes Estate agents to arrange at your earliest convenience.

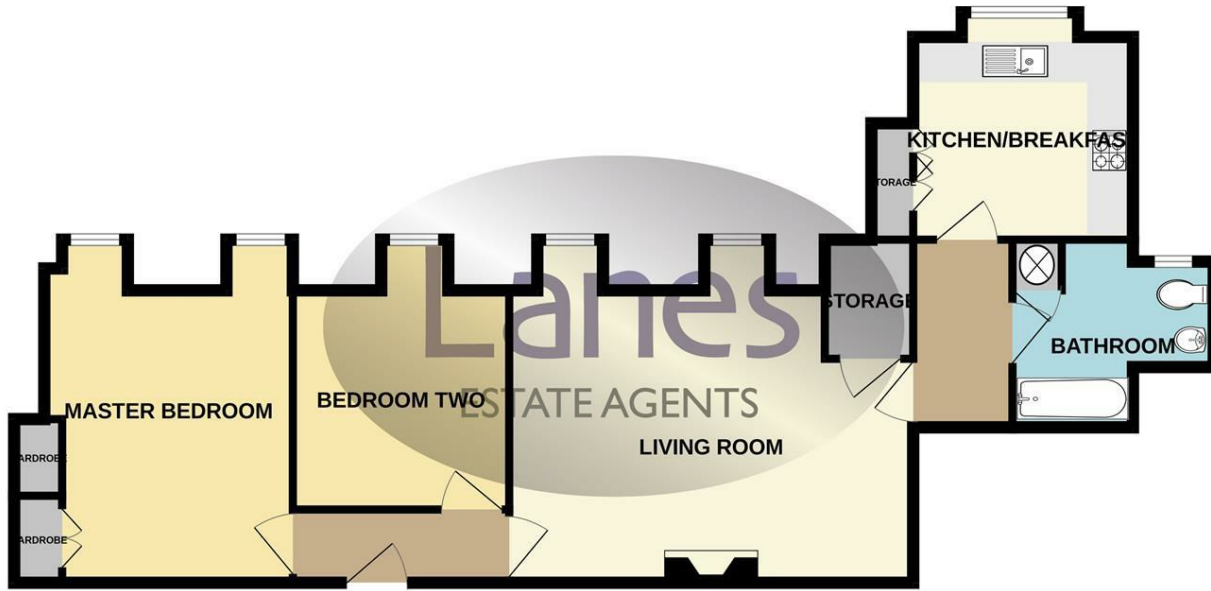


Lounge	19'5 x 16'8 (5.92m x 5.08m)
Bedroom One	16'8 x 11'1 (5.08m x 3.38m)
Bedroom Two	13'10 x 10'4 (4.22m x 3.15m)
Kitchen	10'8 x 9'10 (3.25m x 3.00m)





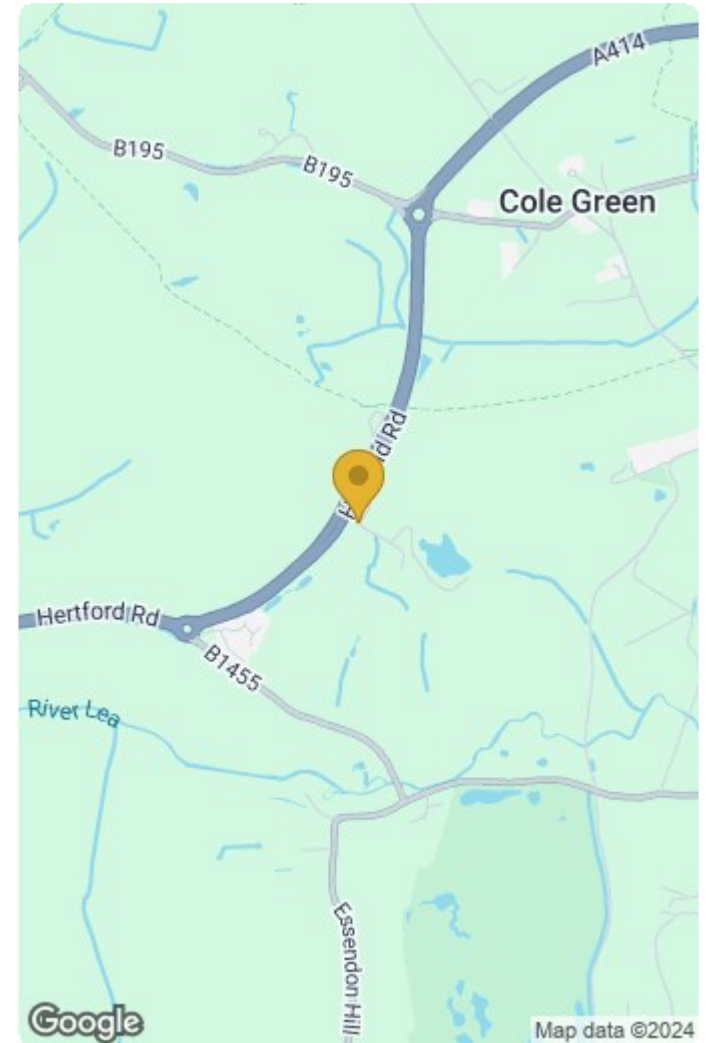
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	