

LEASEHOLD



Apartment

WENHAM PLACE, HATFIELD, HERTFORDSHIRE, AL10

Guide Price

£240,000

FEATURES

- Well-Presented One Bedroom Ground Floor Apartment
- Brand New 125 Year Lease (No Ground Rent)
- Gas Central Heating
- Allocated Parking
- Modern Development
- Communal Gardens
- Walking Distance To The Town & Station
- Chain Free



Wenham Place Hatfield AL10 0DD

CHAIN FREE - Forming part of this modern development is this well-presented one bedroom ground floor purpose-built apartment located within walking distance of the town centre and Hatfield BR.

Further benefits include allocated parking, gas central heating, double glazing, grassed communal garden for relaxation, laundry area in the garden & bike storage.

The property is currently vacant but has previously been rented for £1350 PCM, so would make the ideal investment purchase.

The vendor has recently extended the lease to 125 years from April 1st 2025.

Please call now to arrange a viewing.

ACCOMODATION

ENTRANCE HALL

LOUNGE

15'1" x 9'10"

KITCHEN

9'10" x 9'10"

BEDROOM

11'10" x 9'10"

BATHROOM

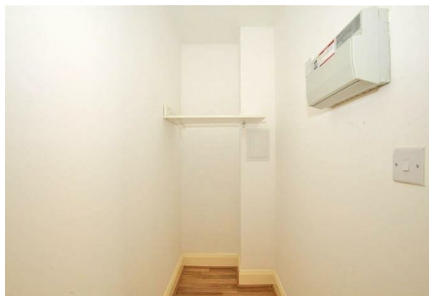
6'7" x 5'5"

OUTSIDE:

COMMUNAL GARDENS

ALLOCATED PARKING

HERTFORD SALES | 2 MARKET PLACE, HERTFORD, HERTFORDSHIRE, SG14 1DF



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Call us on

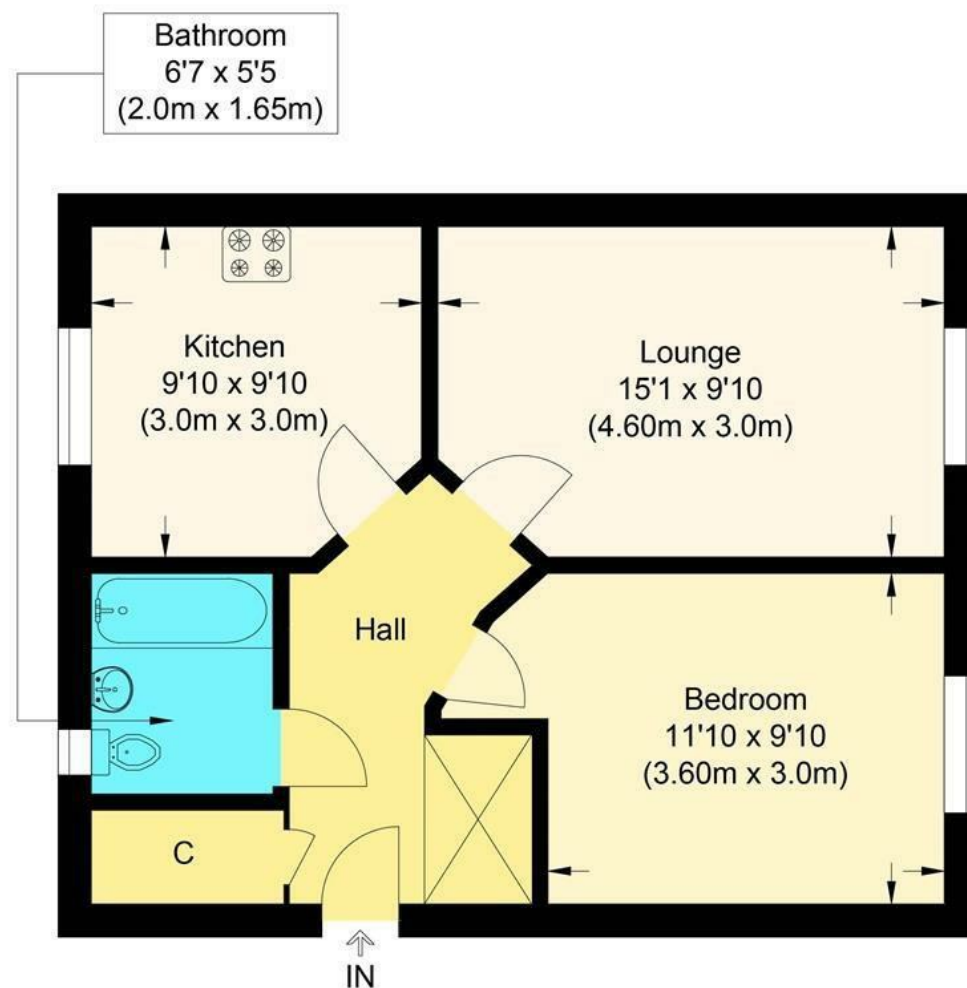
0199 253 2222

info@abelestateagent.co.uk

www.abelestateagent.co.uk

Council Tax Band

B



Wendam Place

Approximate Gross Internal Floor Area : 47.70 sq m / 513.43 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

