



Lemsford Road, Hatfield, AL10 0FG

£66,000



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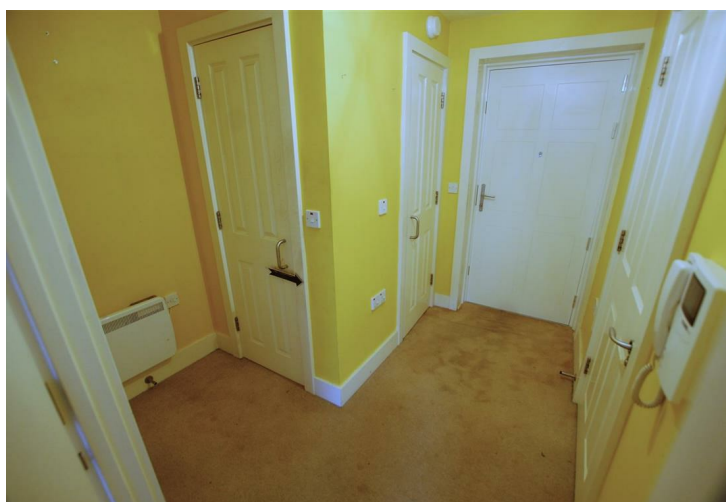
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## Lemsford Road, Hatfield

Spacious one double bedroom ground floor shared ownership flat with its own private garden and allocated parking, situated adjacent to the town and within a short walk of the train station, University, Business Park and Galleria shopping and leisure centre.

The share available to purchase is for 30% leaving a rent of £387.85 per month for the remaining share and the accommodation briefly comprises of entrance hall with security entryphone system, dual aspect living with opening to kitchen and door to private garden, kitchen with built in appliances, a double bedroom and a bathroom/wc. The flat is double glazed and has electric heating.

Outside there is a south easterly facing private garden with a gate leading to a private car park with a private allocated parking space. Chain free sale with immediate vacant possession.







#### **Communal Entrance Hall**

Double glazed entrance door, door to:

#### **Private Entrance Hall**

Wall mounted electric heater, storage cupboard, airing cupboard, doors to:

#### **Dual Aspect Living room**

13'3" x 12'9"

Double glazed windows to side and rear, door to private garden, two wall mounted electric heaters, open plan to kitchen.

#### **Fitted Kitchen**

8'7" x 7'8"

Fitted with a range of wall and base units, work surfaces with tiled splash back, inset stainless steel sink with mixer tap, built in stainless hob with oven under and chimney style extractor hood over, space for fridge/freezer and washing machine,

#### **Double Bedroom**

13'6" x 9'10"

Double glazed window to rear, wall mounted electric heater.

#### **Bathroom**

Comprising of bath with mixer tap and shower over, folding shower screen, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, shaver point, wall mounted electric heater.heated towel rail, extractor fan.

#### **Private Allocated Parking**

Private allocated parking space to the rear for one vehicle.



#### **Private Garden**

Patio area to the immediate rear, stone covered flower beds, fencing to boundary, gate to car park.

#### **Leasehold Information**

Approximately 111 years remaining

Annual Ground Rent;

Annual Service Charge; £1943.75

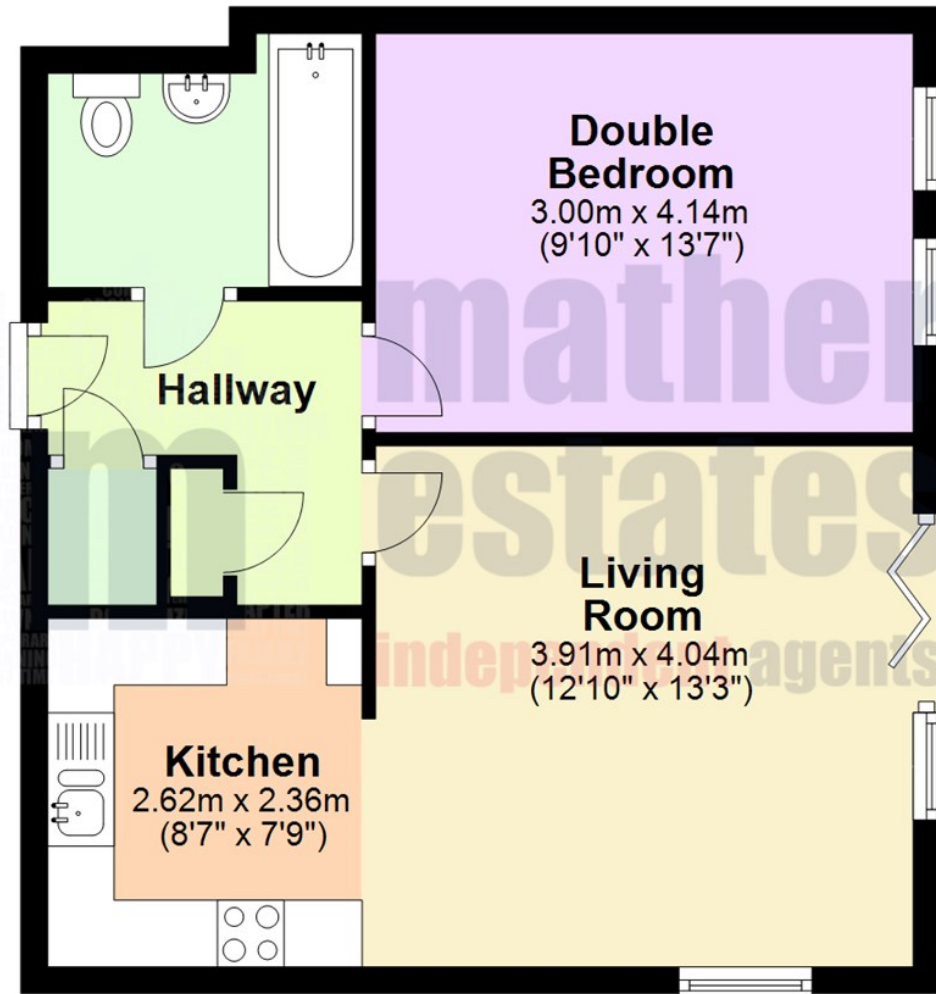
Monthly Service Charge; £161.98

Monthly Rent: £424.15

Combined Monthly Service Charge & Rent; £586.13

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor

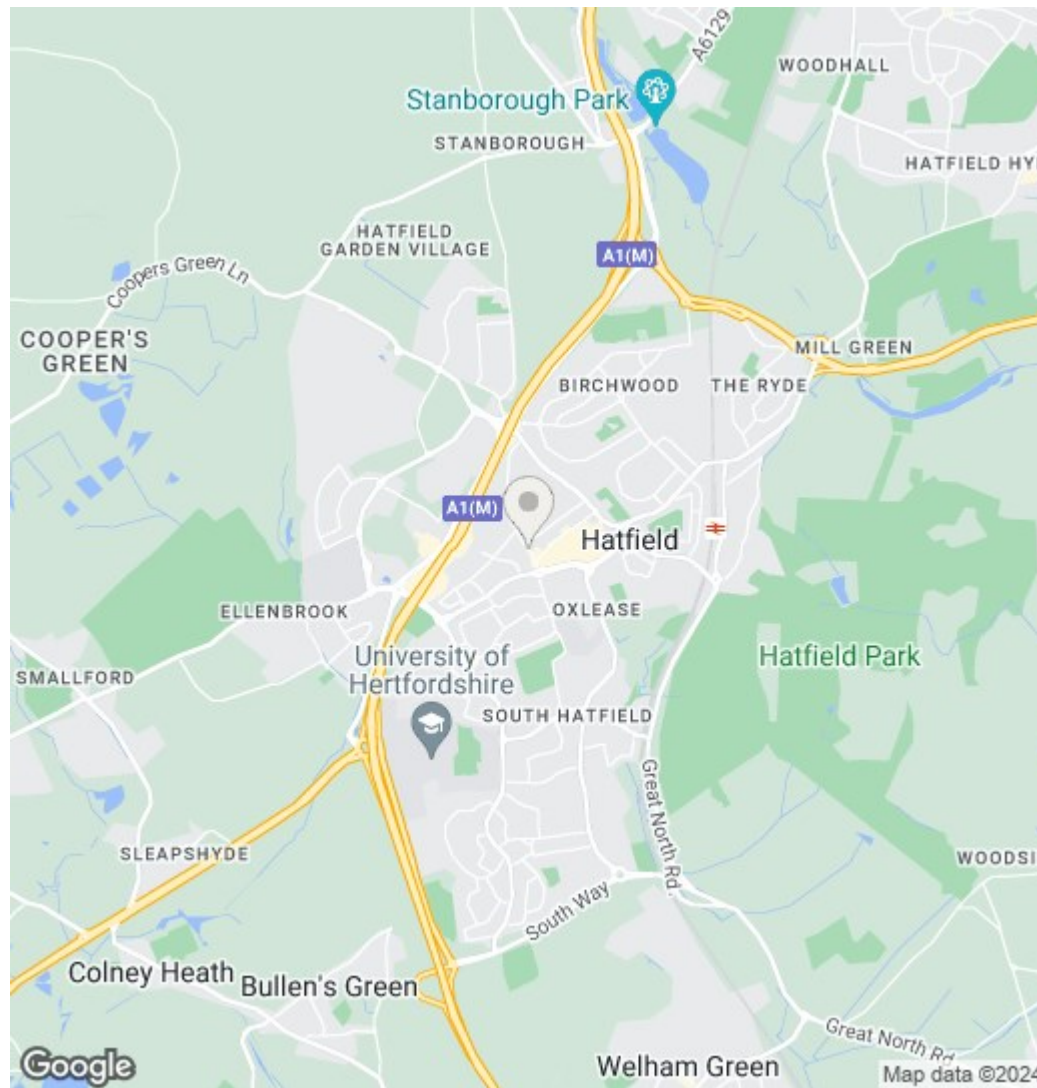
## Ground Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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