



Tudor Close, Hatfield, AL10 9EJ

£225,000





# Tudor Close, Hatfield

Two bedroom first floor flat situated in a popular cul de sac with great access to road links and the University of Hertfordshire.

This well maintained home briefly comprises of communal entrance hall, private entrance hall with security entryphone system and storage cupboard, 18' living room, refitted kitchen, two bedrooms with en-suite dressing room to the master, bathroom/wc, electric heating and uPVC double glazing.

Outside there are well maintained communal gardens and allocated parking for one car.

### 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







**Communal Entrance hall**

Post boxes, stairs to first floor, meter cupboard, door to:

**Private Entrance Hall**

Security entrance hall, arched recess, storage cupboard, electric heater, door to:

**Living Room**

18'2 x 10'6

Double glazed window to rear, electric heater, arched recess, wood effect flooring, door to:

**Refitted kitchen**

8'2 x 7'6

Refitted range of wall and base units, complimentary work surfaces and splash back, inset stainless steel sink/drainer with mixer tap, built in stainless steel electric hob with oven under and extractor hood over, space for fridge/freezer, washing machine and dishwasher, double glazed window to rear.

**Bedroom One**

11'1 x 8'5

Double glazed window to rear, electric heater, archway leading to an en-suite dressing room with built in double wardrobe,

**Bedroom Two**

11'1 x 5'8

Double glazed window to front, electric wall heater, built in wardrobes.

**Bathroom/wc**

Suite comprising of bath with mixer tap, shower attachment and folding glazed screen, vanity wash hand basin with mixer tap and concealed cistern wc, complimentary tiling, extractor fan, airing cupboard. wood effect flooring, double glazed window to side.

**Communal Gardens**

Mainly laid to lawn, shrubs and evergreens, communal bin store.

**Private Parking**

Private allocated parking for one vehicle.

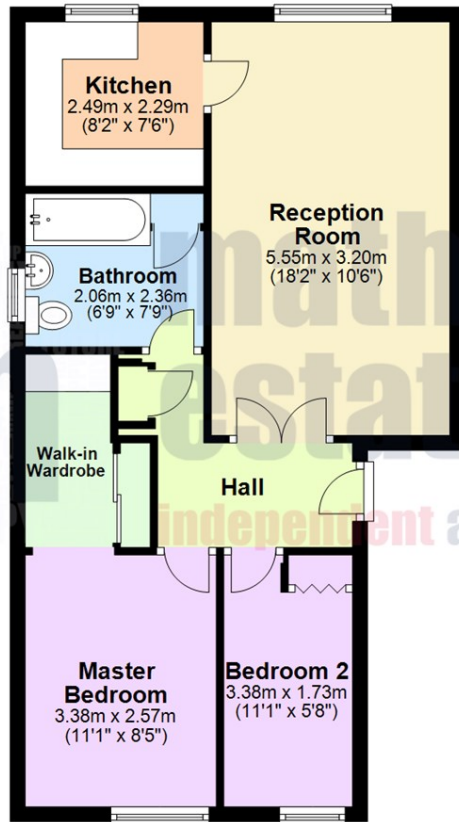
**Leasehold Information**

Lease length; 89 years

Ground Rent; £200.00 pa

Approximate Service Charge: £2000 pa

**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
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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27 Market Place, Hatfield, Hertfordshire, AL10 0LJ  
01707 270777 | hatfield@matherestates.com