



mather
estates

Tudor Close, Hatfield, AL10 9EJ

£220,000

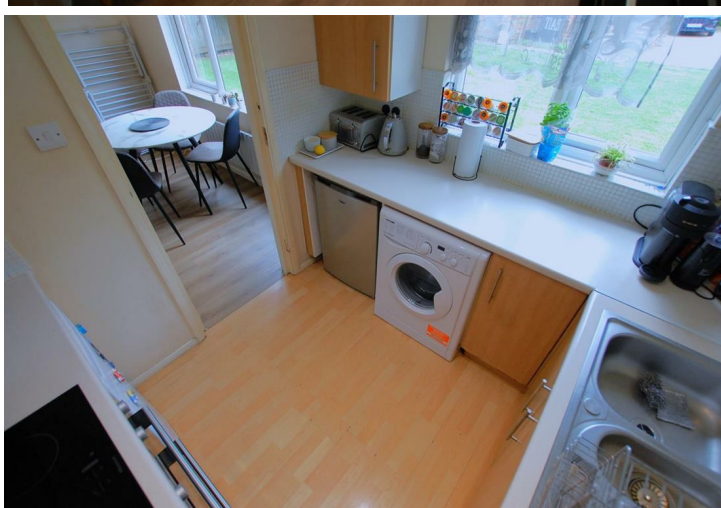
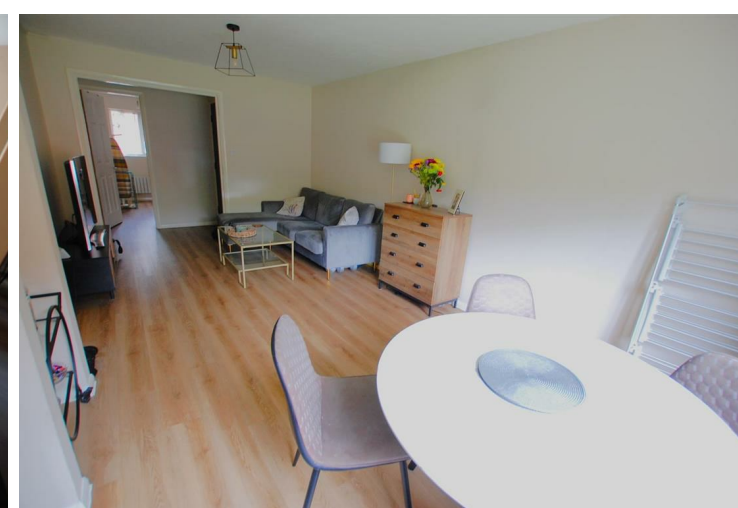
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Tudor Close, Hatfield

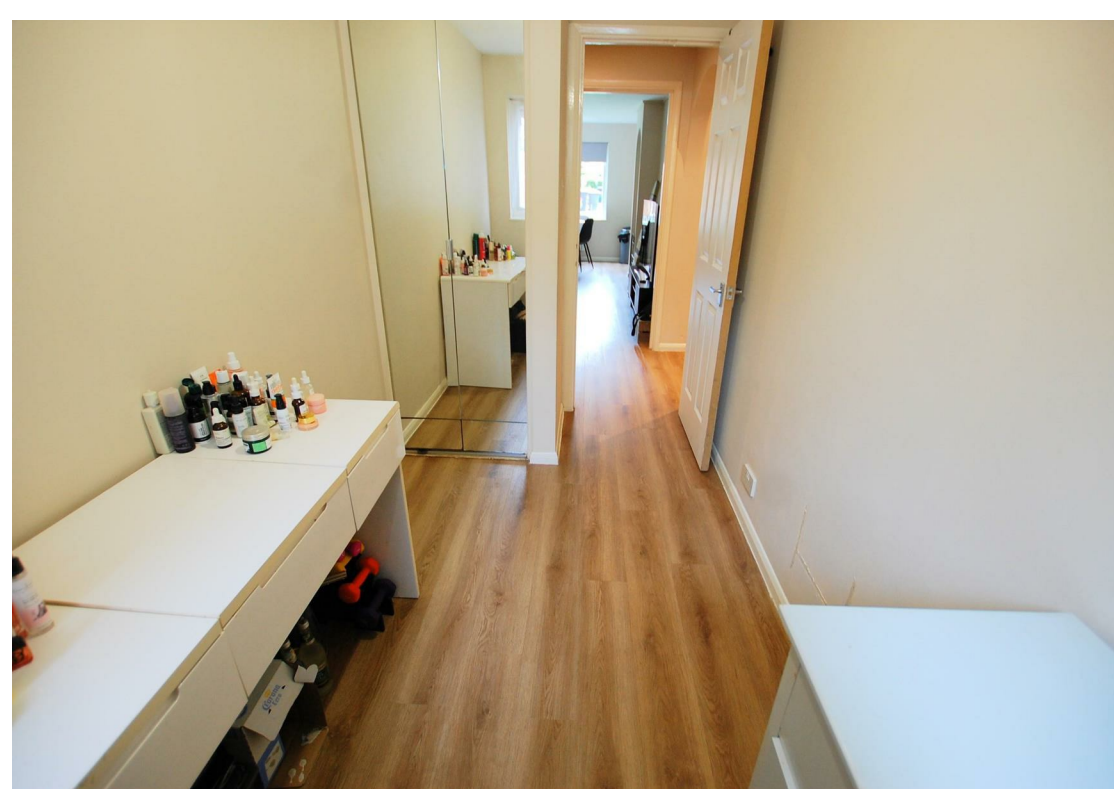
Guide Price £220.000-£225.000

Two bedroom ground floor flat with en-suite dressing room in a block of four, situated in a popular cul de sac with great access to road links and the University of Hertfordshire.

The property briefly comprises of a communal entrance hall, private entrance hall with security entryphone system and storage cupboard, 18' living room, refitted kitchen with built in appliances, two bedrooms with built in wardrobes and en-suite dressing room to the master, bathroom/wc, modern electric radiator heating and uPVC double glazing throughout. Outside there are well maintained communal gardens to the front and rear serving the four flats, and an allocated private space opposite..







Communal Entrance Hall

Double glazed entrance door and window to front, security entryphone system, post boxes, meter cupboard, stairs to first floor.

Private Entrance Hall

Storage cupboard, arched recess, electric radiator, wood effect flooring, opening to living room and door to:

Living Room

Double glazed window to rear, electric radiator, arched recess, wood effect flooring, opening to:

Refitted kitchen

Range of wall and base units, complimentary work surfaces and tiled splash backs, one and a half bowl sink drainer with mixer tap, space for fridge, freezer and washing machine, built in oven and hob with extractor over, wood effect flooring, double glazed window to rear.

Bedroom One

Double glazed window to front, electric radiator, wood effect flooring, archway to en-suite dressing room.

En-Suite Dressing Room

Built in wardrobe with sliding doors, vanity wash h and basin with mixer tap and cupboard under.

Bedroom Two

Double glazed window to front, electric radiator, wood effect flooring, built in wardrobe.

Refitted Bathroom

Comprising of panel enclosed bath with shower over, pedestal wash hand basin, dual flush

wc, complimentary wall and floor tiling, extractor fan, wall mounted electric heater, cupboard housing hot water cylinder.

Private Parking

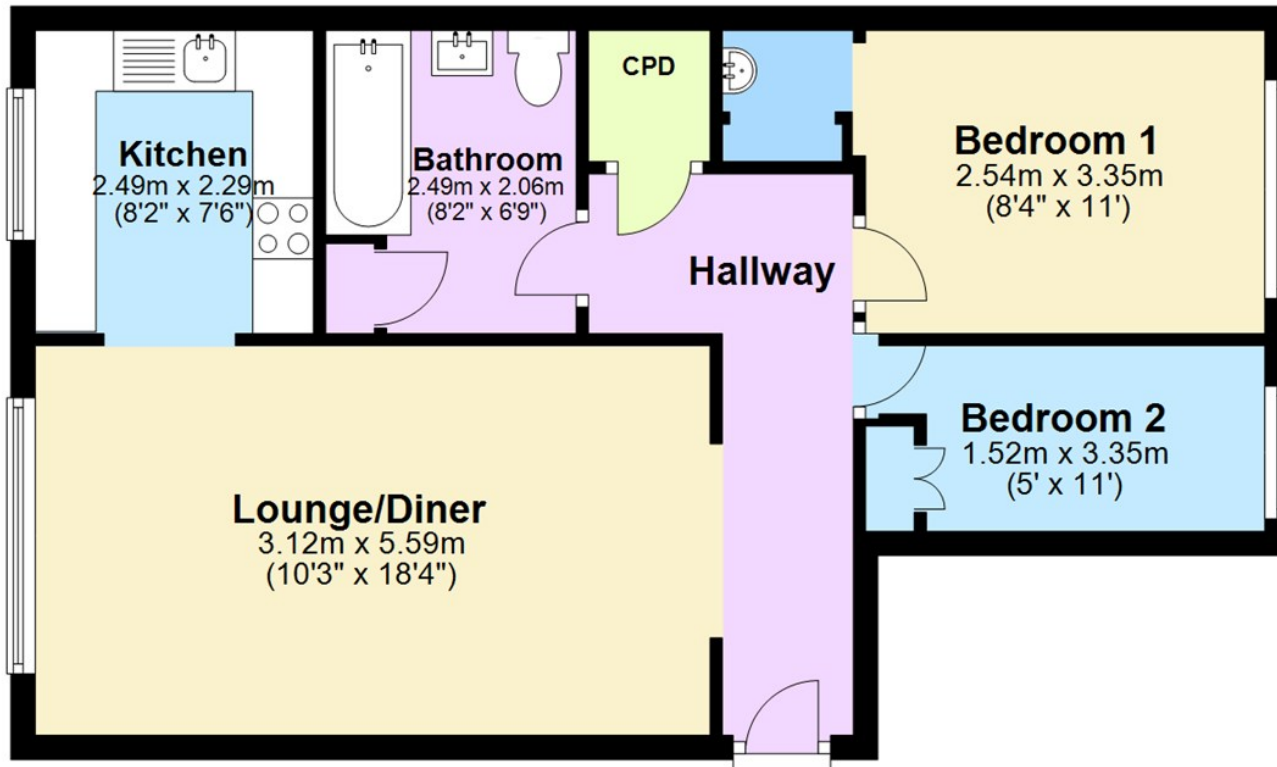
Private allocated parking for one vehicle.

Communal Gardens

Well maintained and situated to the front and rear of the property, only serving four flats.

Ground Floor

Approx. 53.0 sq. metres (570.3 sq. feet)

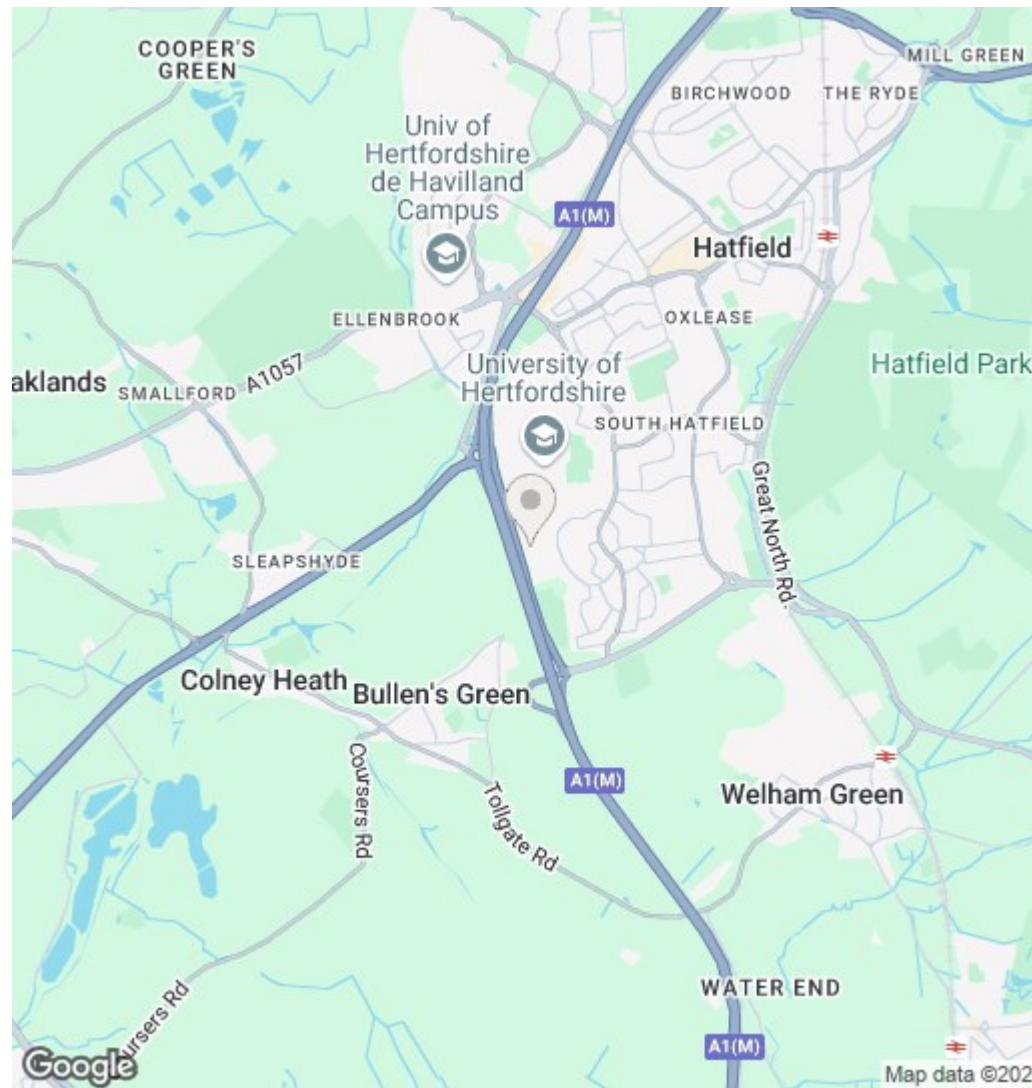


Total area: approx. 53.0 sq. metres (570.3 sq. feet)

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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.

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