



Town Centre, Hatfield, AL10 0JW

£240,000



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Town Centre, Hatfield

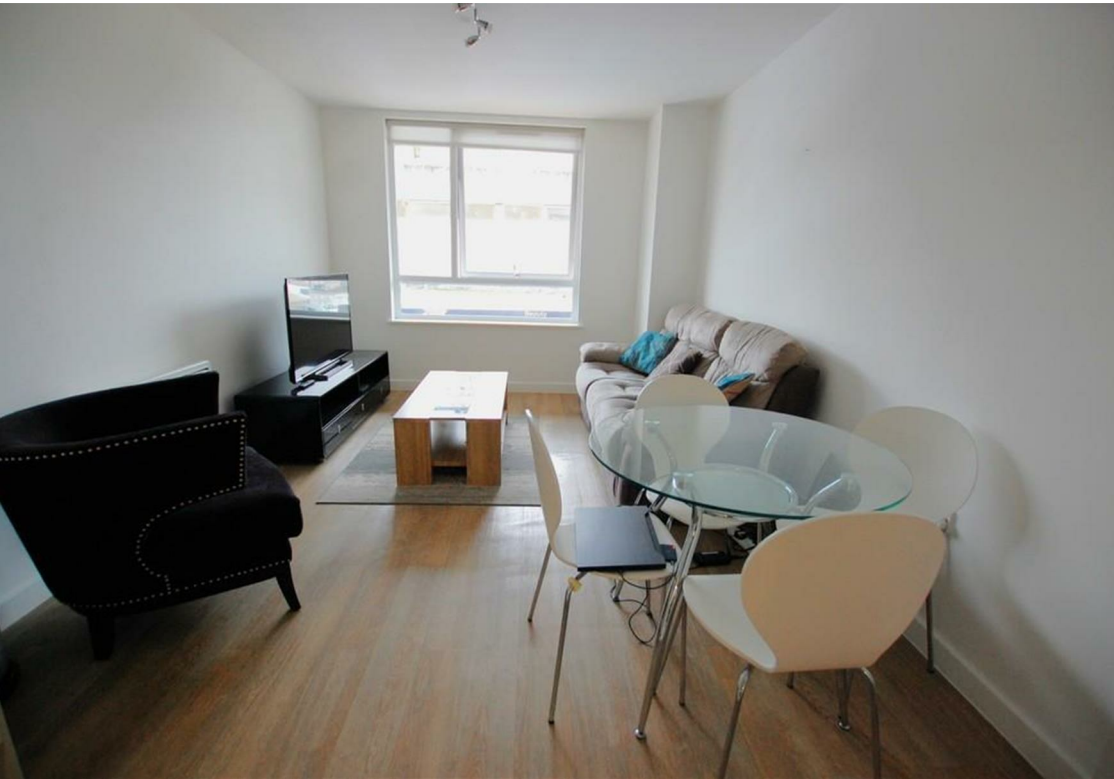
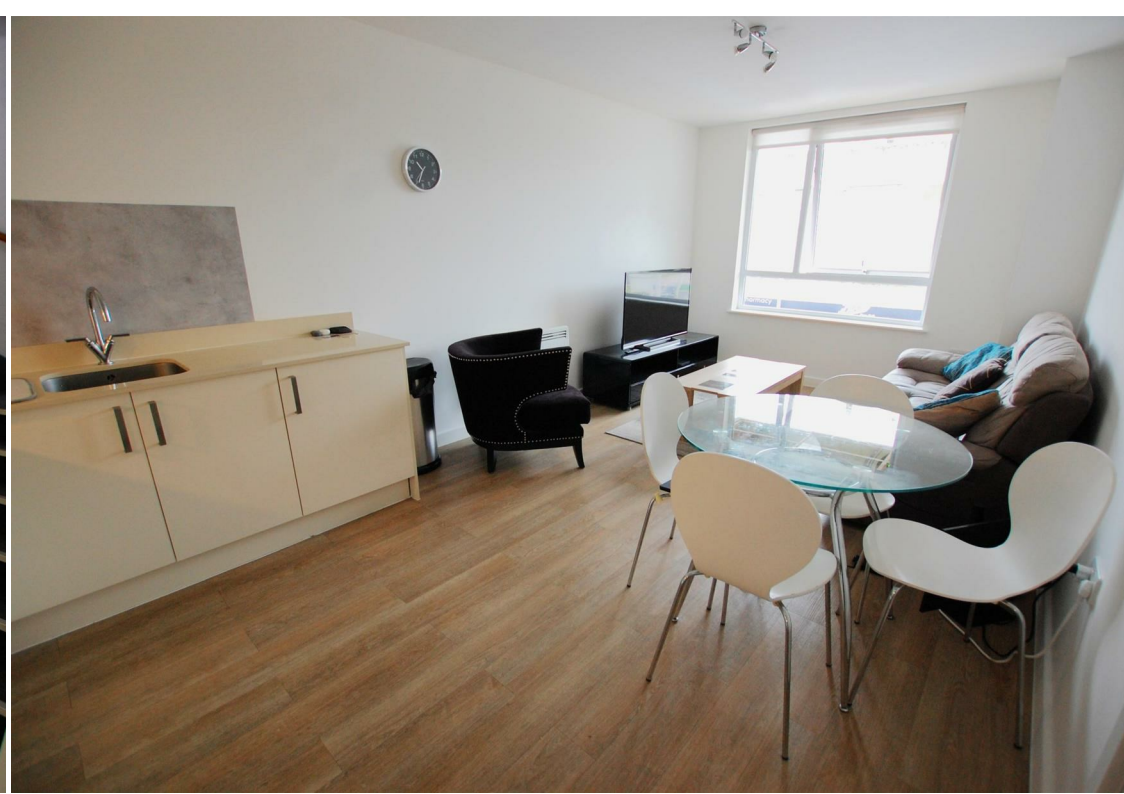
Two double bedroom first floor apartment with lift access, en-suite and private allocated parking situated in the Town Centre, within walking distance of the train station.

Offered chain free with immediate vacant possession, this delightful apartment offers lift access and a security entry phone system, a private entrance hall with walk in storage cupboard, 20' open plan living room/kitchen, kitchen with integrated appliances, master bedroom with en-suite shower room/wc, a further double bedroom and a bathroom/wc.

The apartment is double glazed and has electric heating, to the rear is a communal terrace and a private allocated parking space for one vehicle.

Please call us on 01707 270777 for further information.







Communal Entrance Hall

Stair and lift access to all floors

Private Entrance Hall

Security entryphone system, walk in storage cupboard, wall mounted electric heater, doors to:

Open Plan Living Room/Kitchen

20'3 x 10'6

Double glazed window to front, electric radiator, Fitted with a range of wall and base units with complementary work surfaces with concealed lighting and up stands, built in electric hob with oven under and chimney style extractor fan over. inset stainless steel sink/drainers with mixer tap, integrated fridge/freezer and washing machine, wood effect flooring, inset spotlights.

Master Bedroom

12'3 x 10'9

Double glazed window to side, wall mounted electric heater, door to:

En-suite

Comprising of a fully tiled double shower cubicle with sliding glass screen, vanity sink with cupboard under and mixer tap, concealed cistern dual flush wc, complimentary wall and floor tiling, chrome effect heated towel rail, extractor fan, recessed spotlights.

Bedroom Two

11 x 8'9

Dual aspect room with double glazed window to front and side, wall mounted electric heater



Bathroom/wc

8'4 x 6'3

Panel enclosed bath with mixer tap and shower attachment, folding glass screen, vanity wash hand basin with cupboards under and mixer tap, concealed cistern dual flush wc, complimentary wall and floor tiling, chrome effect heated towel rail, extractor fan, recessed spotlights, double glazed window to side,

Communal Terrace

Situated to the rear of the building, paved, accessed from communal hallway.

Private Allocated Parking

Situated to the rear of the building and providing private parking for one vehicle.

Leasehold Information

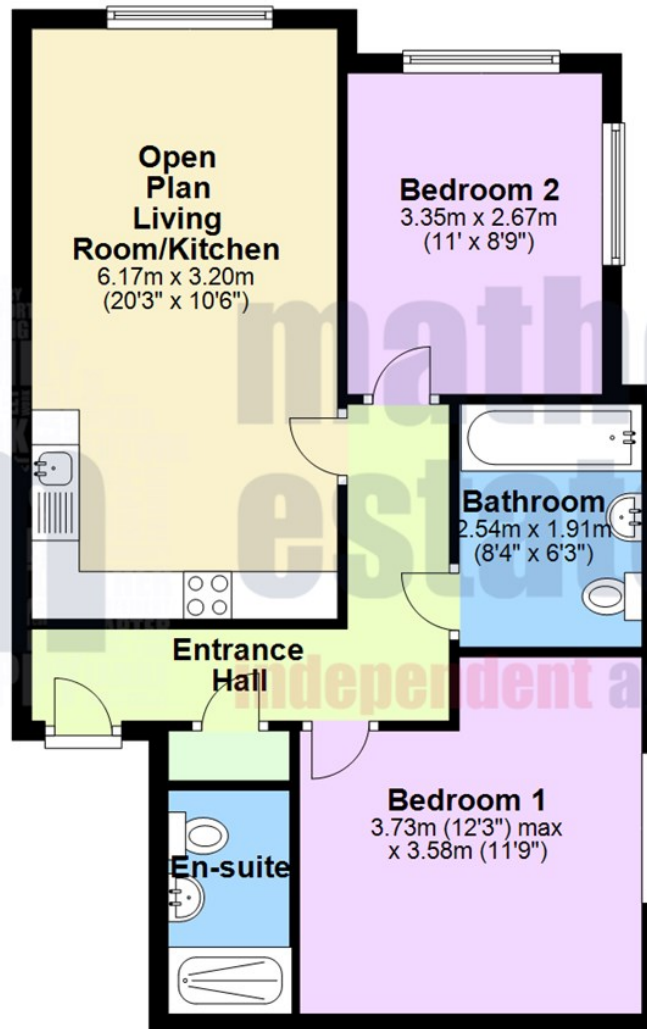
Lease Length; 150 years from 2015, approximately 140 years remaining

Ground Rent; £250 pa

Service Charge; £2981.81 approximately (To be confirmed)

First Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



Total area: approx. 58.4 sq. metres (628.6 sq. feet)

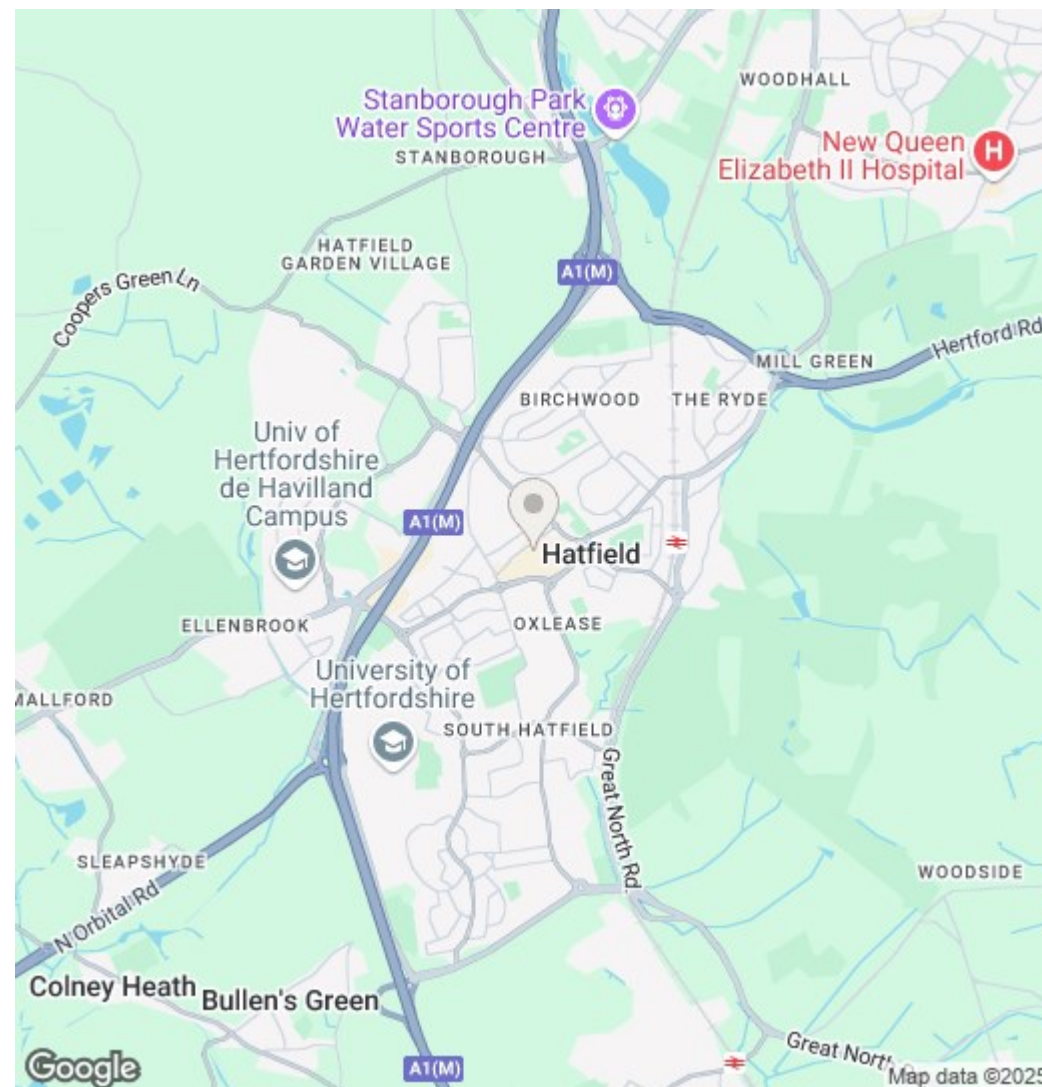
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
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	77

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	



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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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