



Walsingham Close, Hatfield, AL10 0RR

£230,000



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**Walsingham Close, Hatfield**

Superbly presented two double bedroom, second floor apartment, situated within walking distance of the town, train station, business park, University of Hertfordshire and Galleria shopping and leisure centre.

This delightful apartment is offered chain free and comprises of entrance hall with a security entry phone system, 17' dual aspect lounge/diner with Juliet balcony, refitted kitchen with built in appliances, 15' master bedroom, further dual aspect double bedroom, refitted bathroom and separate wc.

Outside there are extensive, well maintained communal grounds, private allocated and guest parking.

Internal viewing strongly advised, please call us on 01707 270777











#### **Communal Entrance Hall**

Security entry phone system, stairs to all floors, door to:

#### **Entrance Lobby**

Door to:

#### **Private Entrance Hall**

Security entry phone system, wood effect floor, electric wall heater, doors to:

#### **Lounge/Diner**

17'3" x 9'8"

Dual aspect room with French doors to front with Juliet balcony, and feature porthole window to rear, wood effect floor, television and telephone points, door to:

#### **Refitted Kitchen**

9'10" x 6'5"

Refitted with a range of white, high gloss wall and base units, inset hob with glass splash back, oven under and chimney style extractor hood over, complimentary work surfaces with up stands, stainless steel sink/drainage with mixer tap, space for washing machine and fridge/freezer, breakfast bar, tiled floor, feature double glazed porthole window to rear.

#### **Bedroom One**

15'5" x 9'8"

Double glazed French doors with Juliet balcony to front, electric wall heater, wood effect floor.



#### **Bedroom Two**

9'10" x 6'9"

Dual aspect room with double glazed window to side and feature porthole window to rear, wood effect floor, electric wall heater.

#### **Refitted Bathroom**

Refitted suite comprising of panel enclosed bath, with mixer tap and shower attachment, further electric shower over, glazed shower screen, pedestal wash hand basin, complimentary wall tiling to full height, tiled floor, extractor fan.

#### **Separate WC**

Dual flush wc, wash hand basin with mixer tap and tiled splash back, tiled floor, feature double glazed porthole window to rear.

#### **Communal Grounds**

Well maintained communal grounds with lawn areas, shrub beds and mature evergreens, refuge/recycling area.

#### **Parking**

One private allocated space, further guest spaces.

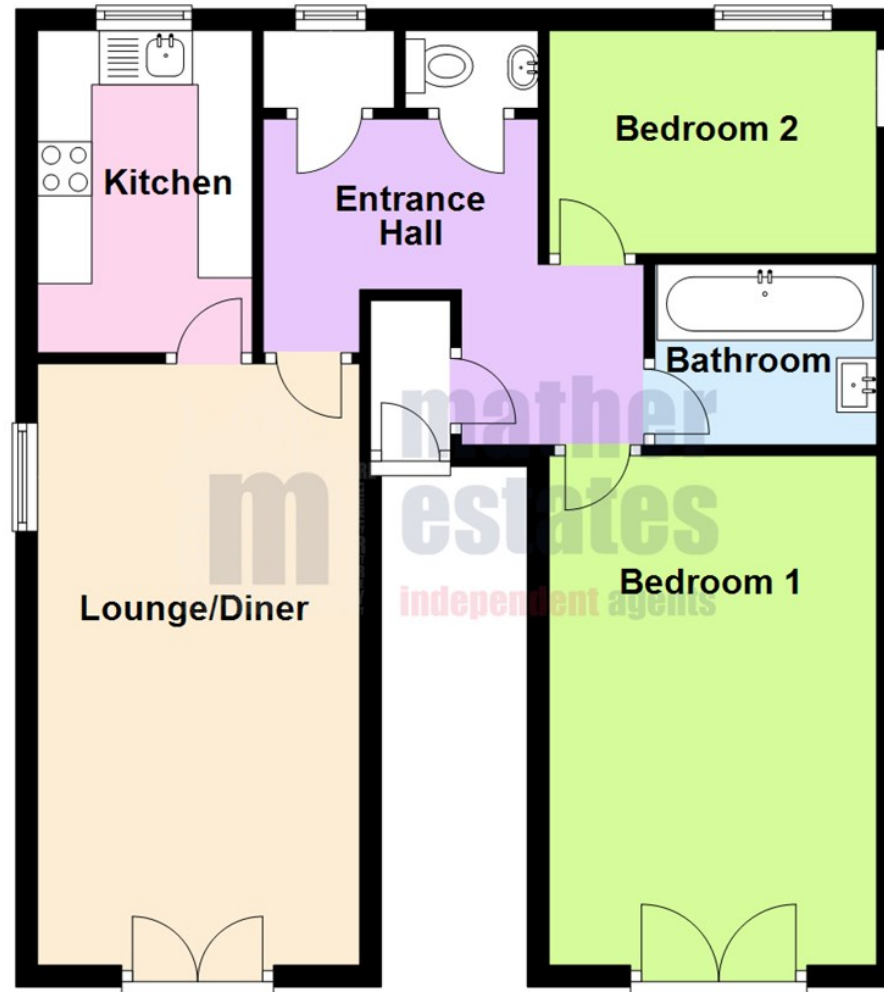
#### **Leasehold Information**

125 year lease from 2021.

Ground Rent: £526 pa

Service Charge: £1750 pa

## Second Floor



**Total area: approx. 56.9 sq. metres (612.9 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.

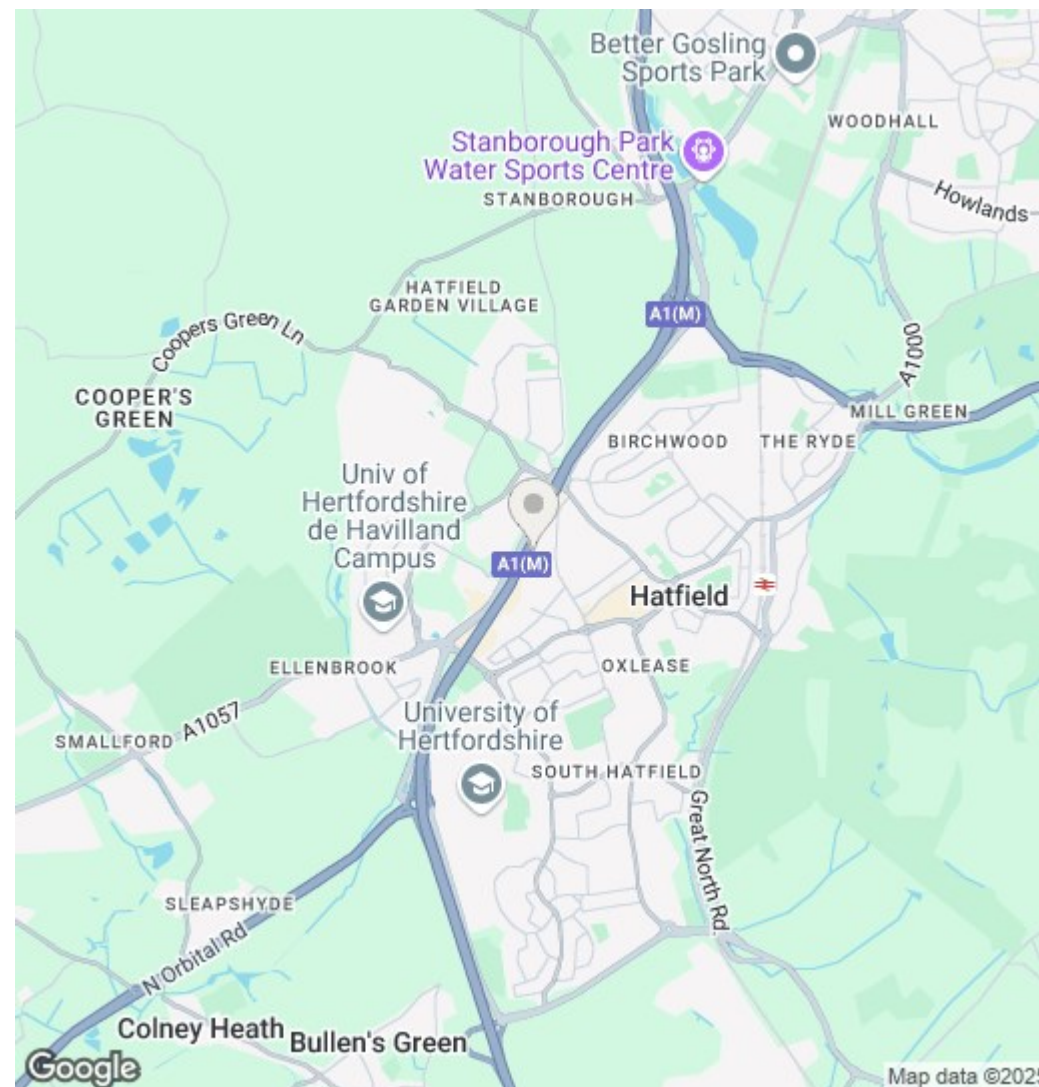
Plan produced using PlanUp.

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	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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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