



Town Centre, Hatfield, AL10 0JW

£160,000



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**Town Centre, Hatfield**

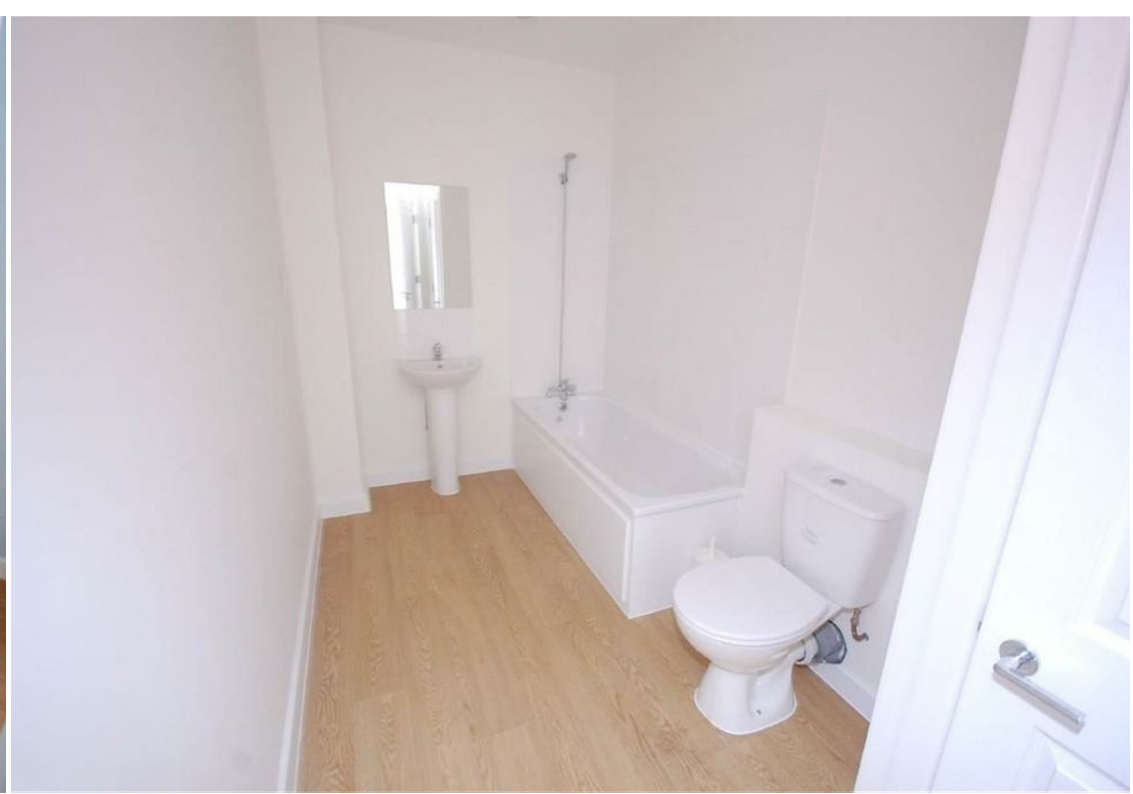
Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160.000

Conveniently situated in the town centre of Hatfield, within walking distance of the mainline train station is this extremely spacious two double bedroom apartment.

The accommodation briefly comprises of entrance hall with security entry phone system, 20'6 x 16'6 lounge/dining room, refitted kitchen with appliances, two spacious double bedrooms with built in wardrobes, a refitted bathroom/wv, double glazing and electric heating. The property benefits from a 116 year lease approximately and must be viewed to fully appreciate the size of the accommodation.

Please call our sales team now on 01707 270777 or email [hatfield@matherestates.com](mailto:hatfield@matherestates.com)





**Communal Entrance Hall**

Communal entrance door with security entry phone, stairs to all floors.

**Entrance Hall**

Security entry phone system, wall mounted electric heater, wood effect flooring, storage cupboards, doors to:

**Openplan Living Room/Kitchen**

*20'6" x 16'6"*

Kitchen area: Refitted with a range of white high gloss wall and base units contrasting roll edge work surfaces with inset sink/drainer unit with mixer tap and tiled splash back, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, cooker with chimney style extractor hood over, wood effect floor.

Living area: Two wall mounted electric heaters, TV point, uPVC double glazed window to rear.

**Bedroom One**

*11'5" x 15'7"*

Two double glazed windows to front , wall mounted electric heater, wood effect flooring, built in double wardrobe.

**Bedroom Two**

*11'3" x 11'9"*

Double glazed window to front, wall mounted electric heater, wood effect flooring, built in wardrobe.

**Refitted Bathroom**

Refitted with a white suite comprising of panel enclosed bath with mixer tap and shower attachment, tiled surround, pedestal wash hand basin with tiled splash back and mirror over, push button low level W.C, chrome effect heated towel real, extractor fan, wood effect flooring, airing cupboard.

**Leasehold**

Service Charge; £150 pcm including external building insurance

Ground Rent; £250 per annum

Lease Length; 116 years

The above information is awaiting final confirmation.

**Auctioneers Additional Comments**

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership

with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

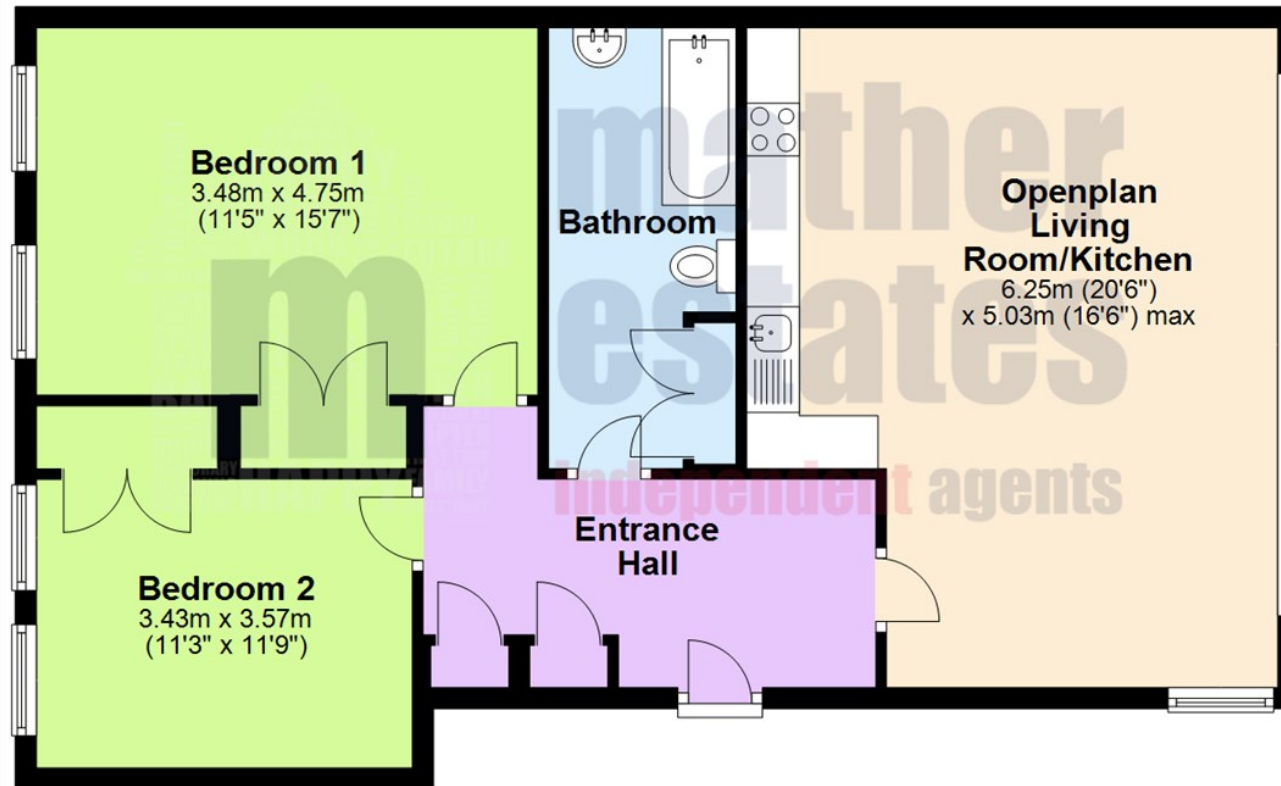
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## First Floor

Approx. 76.1 sq. metres (819.6 sq. feet)





Total area: approx. 76.1 sq. metres (819.6 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.

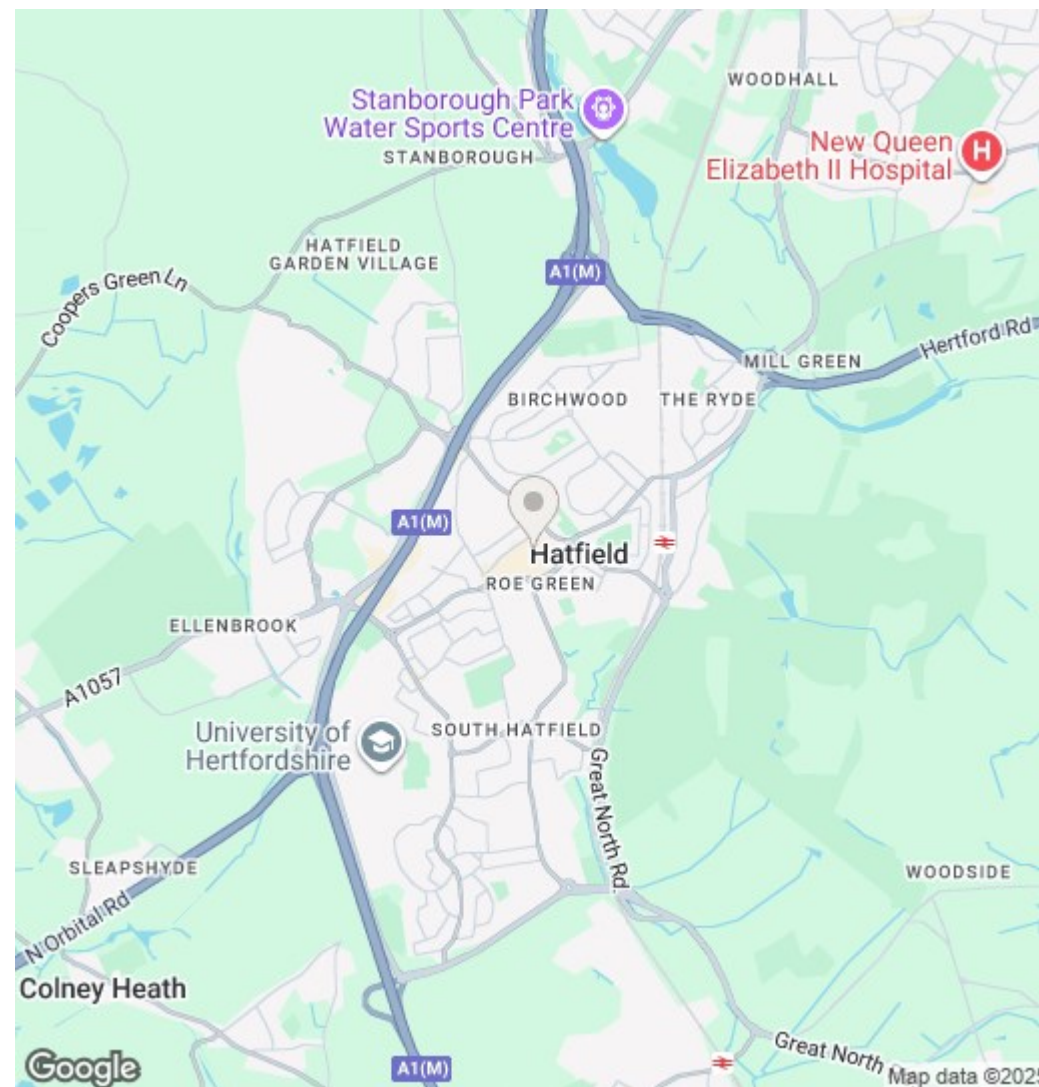


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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.

**27 Market Place, Hatfield, Hertfordshire, AL10 0LJ**  
**01707 270777 | [hatfield@matherestates.com](mailto:hatfield@matherestates.com)**