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Cassidy  
& Tate  
Your Local Experts

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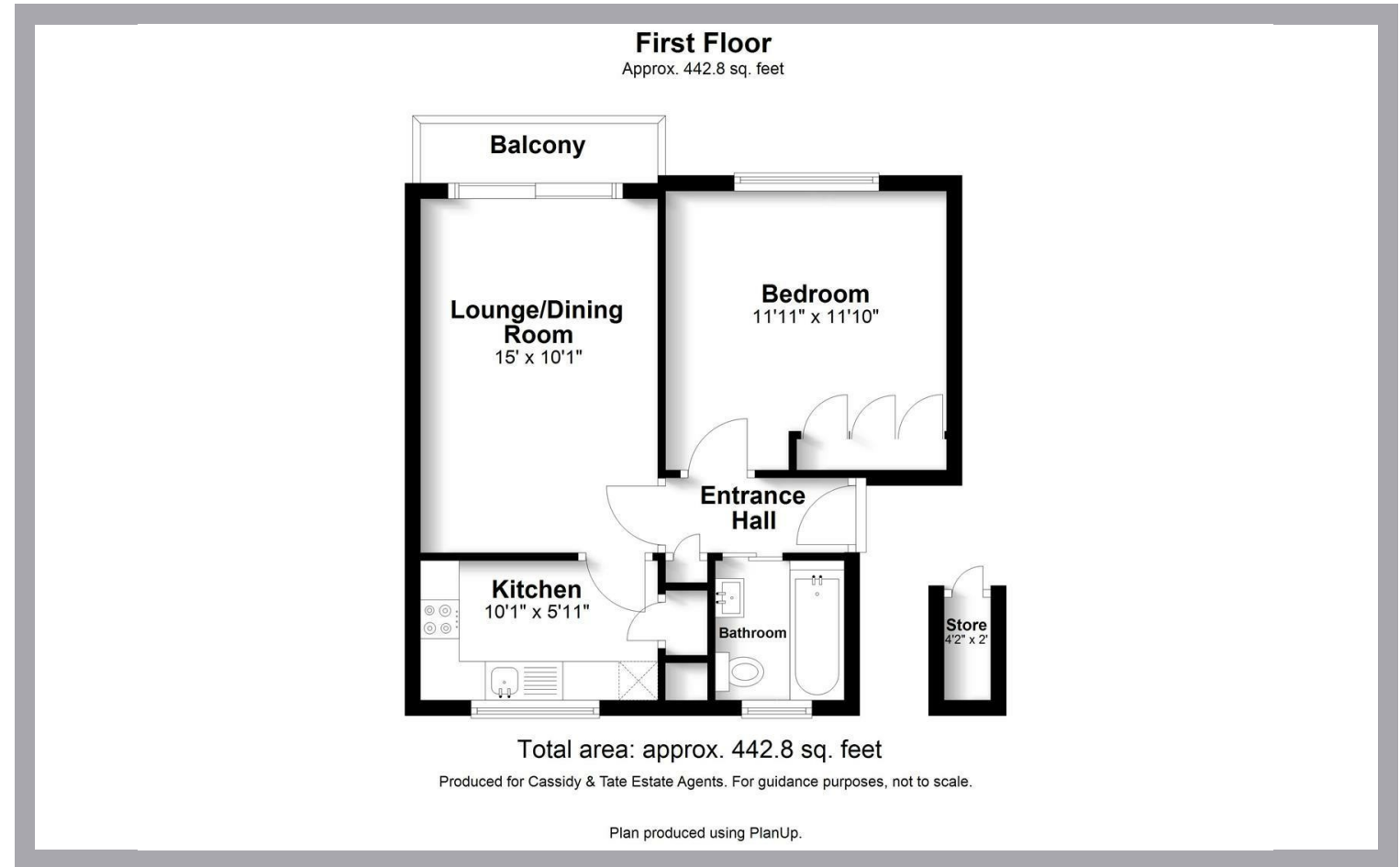


Award Winning Agency

MEADOW CROFT

HATFIELD

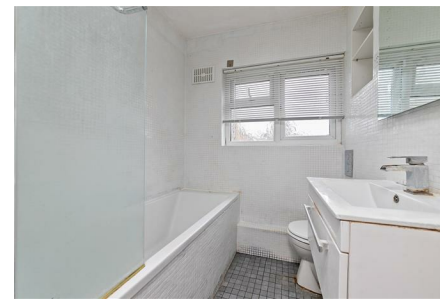
AL10 0SG



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# All The Ingredients Needed For A Fabulous Lifestyle

Location and convenience best describes this one double bedroom first floor flat which is situated close to the Galeria shopping centre, Hatfield railway station and the town centre itself, making this property an ideal first time or investment buy. There is a secure communal entrance with stairs to the first floor. The property has a hallway, sitting room with balcony and view over a Green, kitchen, double bedroom and bathroom. There is the benefit of gas to radiator heating and double glazing. Immediately outside the front door there is also a very useful storage cupboard for prams or bikes for sole use of this property. From the station there is a fast service directly into Kings Cross.



## Specialists in Bespoke Properties

- First Floor Flat
- Kitchen
- Bathroom
- EPC; C
- Sitting Room
- Double Bedroom
- Council Tax Band; B
- Complete Chain Above

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			
<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) 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			
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