



Hillfield, Hatfield, AL10 0TX

Flat | 1 Bedrooms

£175,000 Leasehold

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## Entrance Hall

Accessed via a door to front. Two built in cupboards.  
Radiator and doors to all rooms.

## Kitchen

7'8" x 9'4"

Kitchen comprising of a range of wall & floor mounted units with work surfaces over and tiled splash backs. Single drainer sink unit with mixer taps, space for cooker, fridge/freezer and plumbing for washing machine. Wall mounted shelving. Wall mounted gas boiler. Double glazed window to rear.

## Lounge

13'6" x 11'5"

Double glazed window and door unit with Juliette balcony to rear and additional window to side.  
Radiator.

## Bedroom

10'0" x 11'5"

Double glazed window to front and radiator. Access to loft. Large Cupboard.

## Bathroom

White bathroom suite comprising of a panel enclosed bath with mixer taps and shower. Pedestal wash hand basin and low level WC. Part tiled walls and frosted double glazed window to front.

## Tenure

Leasehold

Service Charge - between £500 - £600 per annum

Lease - 101 years remaining

Council Tax - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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	