



Cunningham Avenue, Hatfield, AL10 9JR

Flat - Purpose Built | 2 Bedrooms

£235,000 Leasehold

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### Communal Entrance

Accessed via communal door with secure entryphone system, stairs up to first floor and front door to:

### Entrance Hall

Two built in storage cupboards, radiator, wall mounted entryphone, smoke alarm and doors to;

### Bedroom One

13'9" x 9'11"

Double glazed window to rear, built in wardrobes and radiator.

### Bedroom Two

9'9" x 8'5"

Double glazed window to rear and radiator.

### Bathroom

Comprising of a panel enclosed bath with mixer tap and separate shower unit over. Part tiled walls. Low level WC and pedestal wash hand basin with mixer tap and splash back tiling. Mains wired extractor fan. Radiator.

### Lounge

14'6" x 13'7"

Double glazed french doors to Juliette balcony, Feature living flame effect gas fire with mantlepiece over and archway opening into kitchen.

### Kitchen

10'6" x 6'1"

Comprising a modern fitted kitchen with wall and floor mounted cupboards with work surfaces over and splash back tiling. Built in gas hob with dual cavity oven under and extractor fan over. Built in concealed fridge / freezer and plumbing and space for built in washing machine. Single bowl single drainer stainless steel unit with mixer tap over. Wall mounted combination boiler serving gas central

heating and hot water. Double glazed window to side. Heat detector and carbon monoxide alarm.

### External

The property has one allocated parking space and communal waste facilities at the rear. The front is laid to lawn and paved pathway to the entrance area.

### Tenure - Leasehold

Ground Rent - £259.35  
Service Charge - £2412.26  
Reserve Fund -£265.42

