





## Property Description

A superb apartment refurbished to a great standard in an excellent position within Hatfield, With the University and Galleria a few minutes' walk away - you'll be hard pressed to find a better location!

Internally the property has a good sized lounge, double bedroom with fitted wardrobes, a fully fitted bath suite and modernised kitchen with integrated appliances. The property also boasts an allocated parking space.

With over 130 years remaining on the lease, this will make a fantastic first time buy or investment purchase - call now to view!

## Entrance Hall

## Bathroom

Panel enclosed bathtub, shower attachment, low level wc, wash hand basin, heated towel rail, extractor fan, vinyl flooring.

## Lounge

17' 3" x 10' 3" (5.26m x 3.12m)

Double glazed window to front aspect, carpeted, radiator.

## Kitchen

8' 11" x 7' (2.72m x 2.13m)

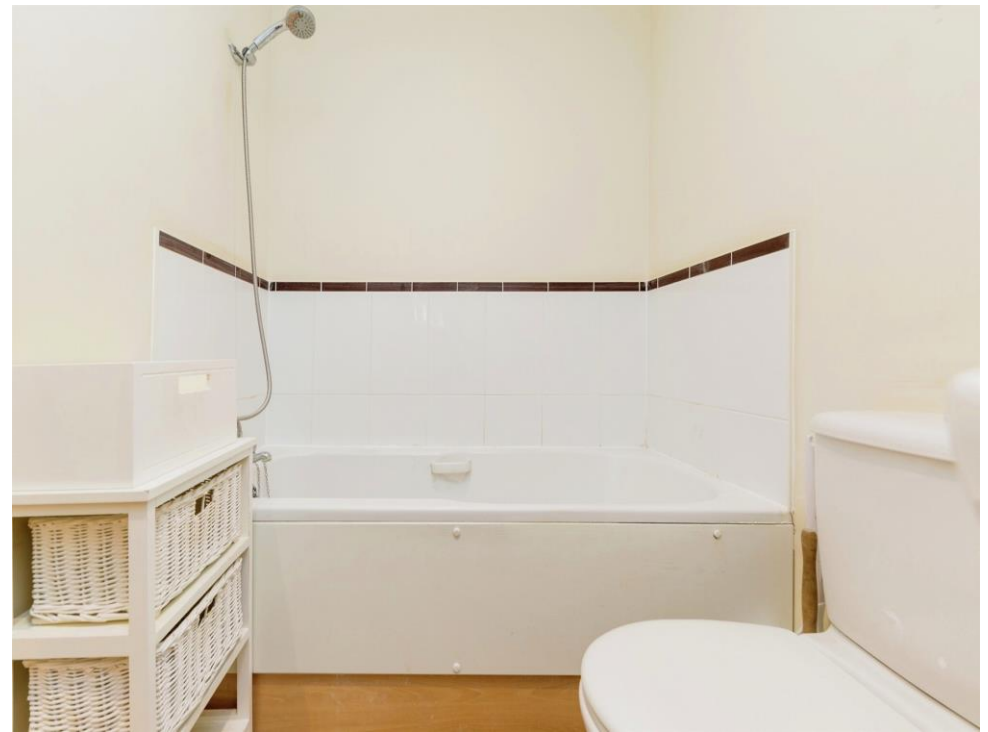
Lino flooring, integrated fridge freezer, electric oven, gas hob, extractor fan, sink with drainer, range of wall and base level units with work tops, integrated microwave, space for washing machine and dishwasher.

## Bedroom

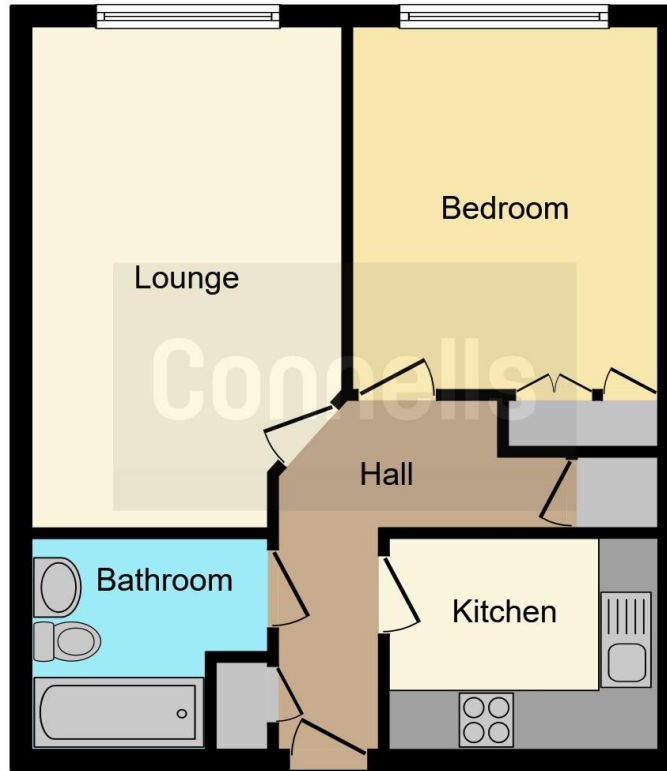
12' 4" x 10' 1" (3.76m x 3.07m)

Double glazed window, carpeted, radiator, fitted wardrobes,









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**directions to this property:**

The property is located off of Comet Way close by to the Galleria shopping centre and is situated in between junctions 3 and 4 of the A1 (M) depending on which direction you are coming from.

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY306566](http://connells.co.uk/Property/WWY306566)**

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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