



**Connells**

Flat 12 Town Centre  
Hatfield

# Flat 12 Town Centre Hatfield AL10 0JW

for sale guide price  
**£250,000**



## Property Description

A very well presented two bedroom top floor apartment, serviced by a lift in central Hatfield, ideally positioned for access to the Train Station and amenities of Asda. Benefits include open plan living area and kitchen with integrated appliances, Master bedroom with en-suite. Lounge with Balcony and an allocated parking space. **MUST SEE PROPERTY.**

## Entrance Hall

Door to front, security entrance handset, electric radiator, built in cupboard.

## Open Plan Lounge/Kitchen

19' 8" x 10' 9" ( 5.99m x 3.28m )

Double glazed french doors onto balcony. wood effect flooring, TV point, electric radiator.

Under-mounted sink and draining area, Electric hob, electric oven and extractor fan, cupboards at wall and base level, integrated fridge freezer and washing machine.

## Bedroom 1

13' up to fitted wardrobes x 11' 8" ( 3.96m up to fitted wardrobes x 3.56m )

Double glazed window, electric radiator, mirror fronted fitted wardrobes.

## En-Suite Shower Room

Shower cubicle, low level w/c, wash hand basin, heated towel rail, tiled flooring, extractor fan, recessed spotlights.

## Bedroom 2

11' 1" x 8' 7" ( 3.38m x 2.62m )

Two double glazed windows, electric radiator.

## Bathroom

Panelled bath, low level w/c, wash hand basin, part tiled walls, extractor fan, recessed spotlights, heated towel rail, tiled flooring.

## Parking

One allocated parking space.









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)

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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