





Park Close  
Hatfield AL9 5AY

for sale guide price  
**£175,000**



### Property Description

A bright and spacious first floor studio apartment in a prime Old Hatfield location, offered with ample residents parking. This well-presented home boasts beautiful parquet flooring and impressive floor-to-ceiling windows, flooding the space with natural light. Ideally situated for easy access to local shops, transport links including London Kings Cross station, which is 25 minutes away, and Hatfield House, the property offers a stylish open-plan layout and is perfect for first-time buyers or investors alike. This property is a few minutes walk from Hatfield station. The property is being offered CHAIN FREE

### Lounge

16' 2" x 17' 7" ( 4.93m x 5.36m )

### Kitchen

8' 9" x 6' 4" ( 2.67m x 1.93m )

### Agents Note

This property comes with a lease length of approx 950 years remaining.

The annual ground rent charge is £10

The service charge for the year is currently £564.81





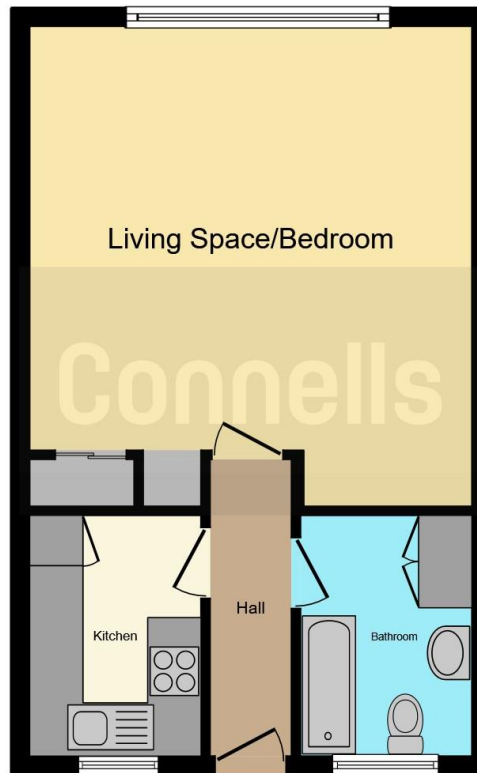












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
 Band: C

Service Charge: 564.81 Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1976. 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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