



Connells

Park Close
Hatfield



Property Description

CHAIN FREE! A beautifully presented studio apartment located in the heart of historic Old Hatfield, just a short walk from Hatfield Station. Offering a bright and versatile living space, well maintained communal grounds, residents parking and a long lease of approximately 950 years.

This well-presented studio apartment provides a fantastic opportunity for first time buyers or investors alike. The accommodation comprises a bright and spacious open plan living/dining/sleeping area, a separate fitted kitchen and a stylish shower room.

Further benefits include well maintained communal gardens, residents permit parking and access to the Friends of Hatfield House scheme, offering discounted entry to the park and grounds.

Situated in the sought-after Old Hatfield area, the property is ideally placed for Hatfield Station with fast and frequent services into London Kings Cross and Moorgate. The A1(M) and M25 are also easily accessible. Local shopping and leisure facilities can be found in Hatfield, Welwyn Garden City and St Albans, while the historic Hatfield House and its parkland are on the doorstep.

Offered with no onward chain, this property combines charm, convenience and an excellent location.

Entrance Hall

Double glazed front door, radiator, parquet flooring, built in cupboard, doors into kitchen and the lounge.

Living Area

16' 1" x 15' 6" (4.90m x 4.72m)

Large window, parquet flooring, two built in wardrobes, radiator, Television point.

Kitchen

8' 7" x 6' 4" (2.62m x 1.93m)

Double glazed window, sink with drainer, cupboards at wall and base level, electric oven and hob with extractor hood. Plumbing for washing machine, space for undercounter fridge freezer, built in cupboard housing meters and fuse box, wall-based gas boiler.

Shower

Frosted double glazed window, shower cubicle, wash hand basin, heated towel rail, recessed spotlights, extractor fan. cupboard space.

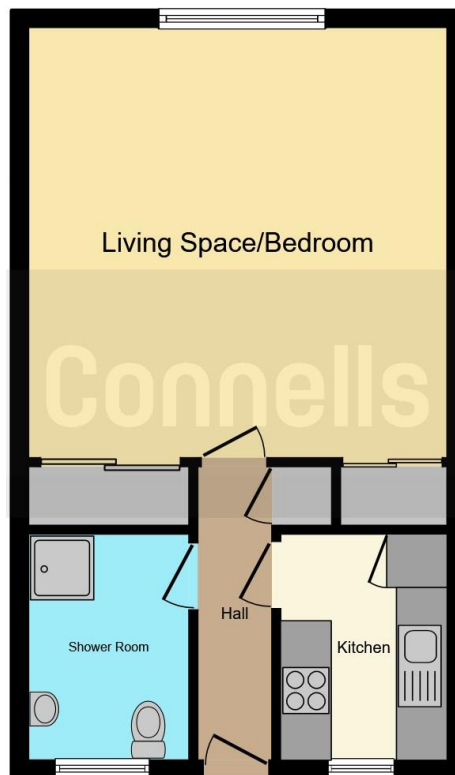
Agents Notes

Our clients have informed us that they are open to sell the property fully furnished within the agreed sale price.









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

To view this property please contact Connells on

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38 Wigmores North
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EPC Rating: C Council Tax
 Band: B

Service Charge: 700.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307369

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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