







## Property Description

We are delighted to offer this well proportioned two bedroom first floor apartment, ideally positioned in the popular Ellenbrook area of Hatfield.

The accommodation comprises bedrooms, a spacious and light filled living room providing ample space for both relaxing and dining, and a separate fitted kitchen offering good storage and worktop space.

The property further benefits from a well appointed bathroom featuring both a bath and a separate shower.

Additional highlights include access to a communal lockable bike shed, ideal for secure storage. Located within a sought after residential area.

This is an excellent opportunity for first time buyers, commuters or investors alike to secure a well sized apartment in a popular location. Early viewing is highly recommended.

## Leasehold Information

The Ground Rent on this property is £10 per annum

The Service Charge for the year is £460.34

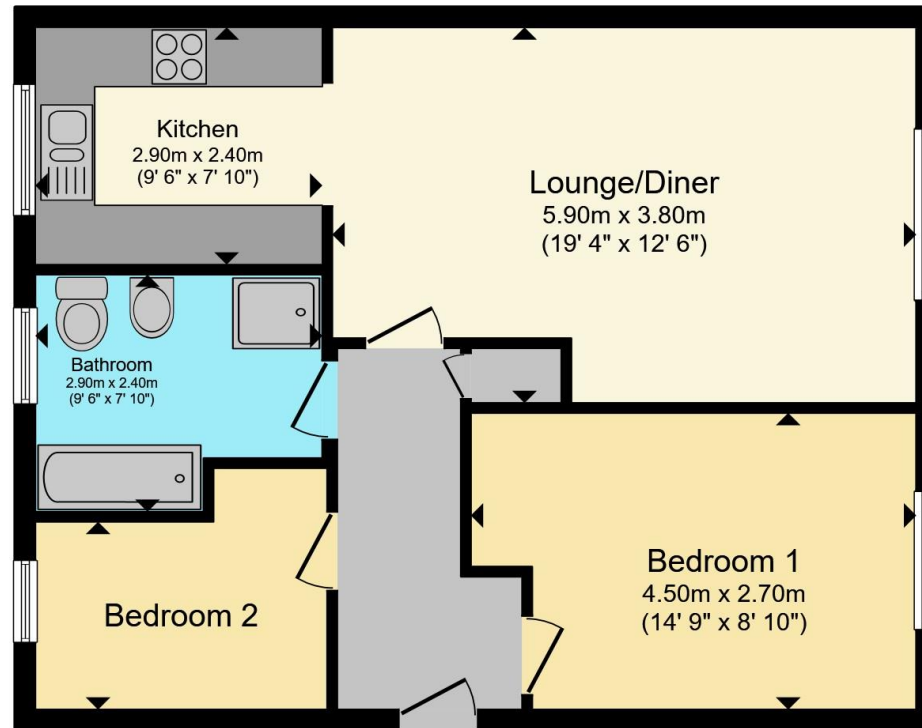
The Lease on this property runs until 2113 - 88 years remaining











Total floor area 61.4 m<sup>2</sup> (661 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: 460.34 Ground Rent:  
10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307475](http://connells.co.uk/Property/WWY307475)**

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.

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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Property Ref: WWY307475 - 0010