



**Meadow Croft, HATFIELD AL10 0SG**

**welcome to**

**Meadow Croft, HATFIELD**

This one bedroom first floor apartment is located in Hatfield close to great commuter links via the A414, A1(M), and mainline rail links into London. Internally the property provides entrance hall with storage, lounge/diner, fitted kitchen including a range of wall and base units, double bedroom with built in wardrobes and three-piece bathroom. Externally the property offers on-street parking and communal gardens. Further benefits include generous external storage cupboard, gas central heating and double glazing throughout. Close to the Galleria shopping mall, gyms, supermarket and town center plus the University of Hertfordshire. **\*\* Good for first time buyers and investment \*\***.



## Lounge

15' x 10' ( 4.57m x 3.05m )

Juliet balcony, wooden flooring, radiator.

## Kitchen

10' x 5' 10" ( 3.05m x 1.78m )

Double glazed window to front, tiled flooring, storage cupboard, electric oven, electric hob, sink.

## Bedroom One

11' 10" x 11' 9" ( 3.61m x 3.58m )

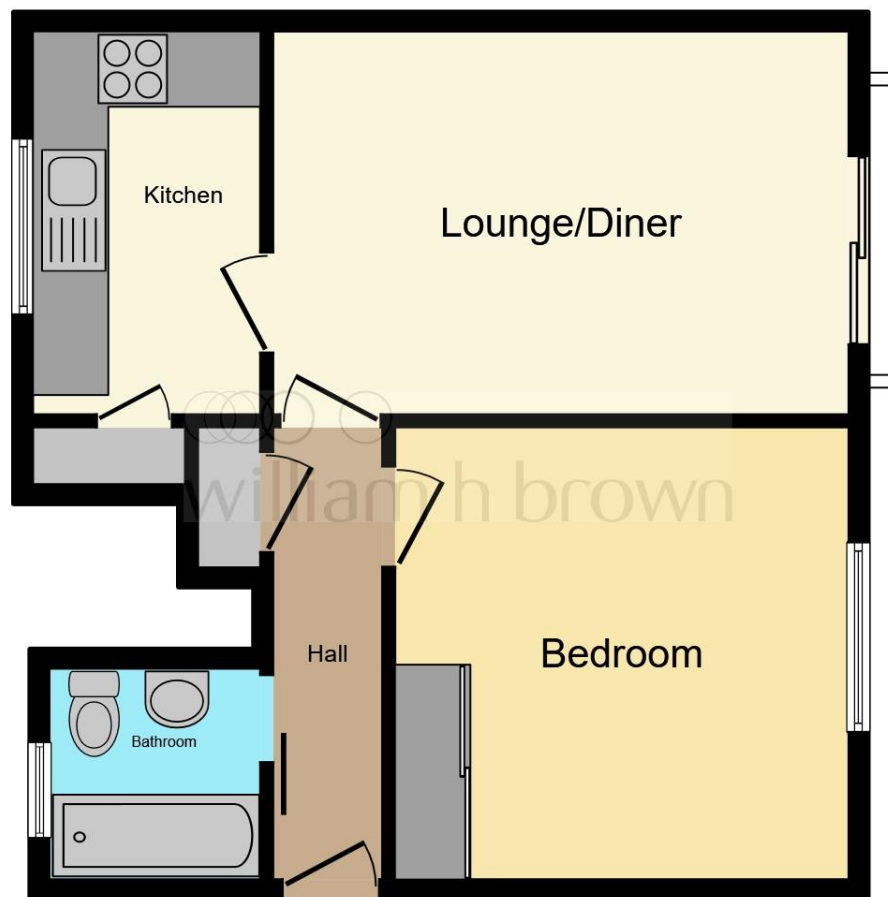
Double glazed window to rear, carpet, radiator, built in storage.

## Bathroom

Double glazed window to front, tiled flooring, wash hand basin, W/C, bath, heated towel rail.

## Staircase Storage Room

4' 2" x 2' ( 1.27m x 0.61m )



Total floor area 41.2 m<sup>2</sup> (443 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.focalagent.com](http://www.focalagent.com)



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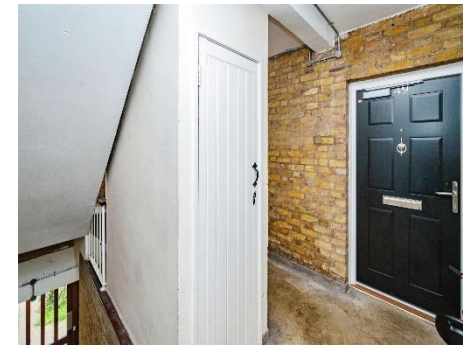


welcome to

## Meadow Croft, HATFIELD

- One Bedroom
- First Floor
- Close to Commuter Links
- On Street Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C



offers in excess of

**£180,000**



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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.



Property Ref:  
WGN108546 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

  
william h brown



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