



**Cunningham Avenue, Hatfield AL10 9JH**



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## **Cunningham Avenue, Hatfield**

This well presented CHAIN FREE two bedroom first floor apartment is ideally located in the sought after Salisbury Village in Hatfield, only a short walk away from local amenities such as Hertfordshire University, David Lloyd Leisure Centre, Aldi supermarket, local shops, restaurants and take-away restaurants. The property comprises of an entrance hall with built-in cupboards, fully fitted kitchen with new washing machine/cooker/fridge freezer, lounge with French doors to a Juliet balcony, two bedrooms and family bathroom with shower over bath. Further benefits include allocated parking, double glazing and gas central heating. This property is ideal for first time buyers and investors.



**Hallway**

2 x built in cupboards.

**Lounge**

13' 1" x 15' 5" ( 3.99m x 4.70m )

Electric fireplace, carpet, French doors, Juliet balcony.

**Kitchen**

6' 1" x 10' 5" ( 1.85m x 3.17m )

Wall and base units, 1 bowl sink, gas hob, integrated electric oven/fridge freezer, part tiled walls, laminate flooring, space for washing machine, boiler.

**Bedroom One**

12' x 8' 3" ( 3.66m x 2.51m )

Double glazed to front, carpet, radiator, built in cupboards.

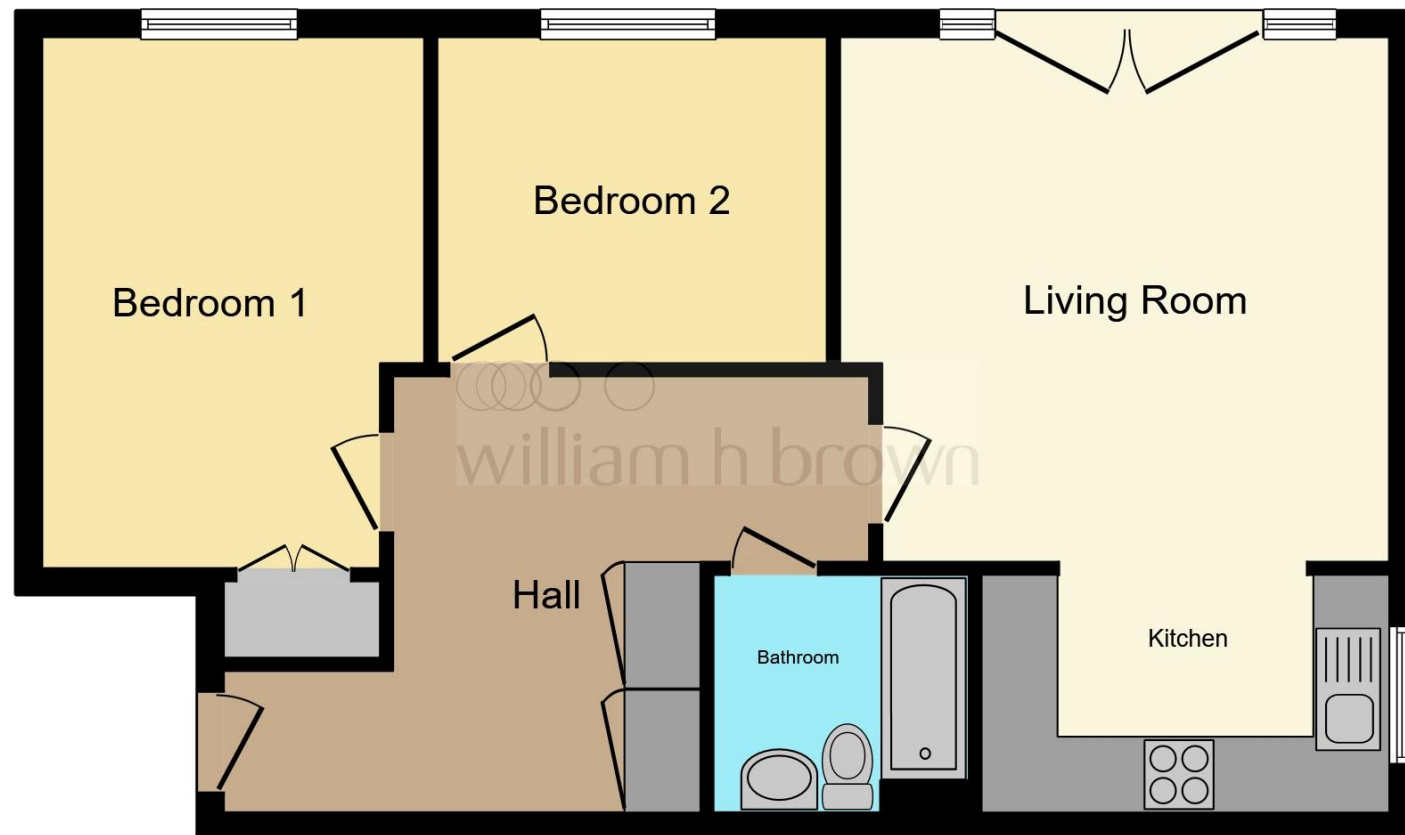
**Bedroom Two**

11' 9" x 6' 7" ( 3.58m x 2.01m )

Double glazed to front, radiator, carpet.

**Bathroom**

Tiled flooring, part tiled walls, shower over bath, W/C, wash hand basin, radiator.



Total floor area 62.4 m<sup>2</sup> (672 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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## **Cunningham Avenue, Hatfield**

- CHAIN FREE
- Two Bedrooms
- First Floor
- Allocated Parking
- Close to Local Amenities

Tenure: Leasehold EPC Rating: B

offers in excess of

**£220,000**



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108967 - 0004

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**



**01707 324361**



[WelwynGardenCity@williamhbrown.co.uk](mailto:WelwynGardenCity@williamhbrown.co.uk)



53 Wigmores North, WELWYN GARDEN CITY,  
Hertfordshire, AL8 6PG



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