



Middlefield, Hatfield AL10 0EF

welcome to

Middlefield, Hatfield

This fantastic CHAIN FREE second floor ONE BEDROOM FLAT with PERMIT PARKING and COMMUNAL GARDENS is located in a popular cul-de-sac close to Hatfield Town Centre. Just a short walk from Hatfield Business Park and The University of Hertfordshire this property also benefits from easy access to the Galleria Shopping Centre and Hatfield Train Station. The property comprises of lounge, fully fitted kitchen, bedroom, bathroom and loft access. Great for first time buyers and investors alike.



Lounge

20' x 11' (6.10m x 3.35m)

Laminate wood flooring, double glazed window, radiator, spotlights.

Kitchen

10' 1" x 5' 1" (3.07m x 1.55m)

Tiled flooring, double glazed window, fully fitted kitchen, open plan with breakfast bar, electric oven, gas hob and extraction hood to exterior.

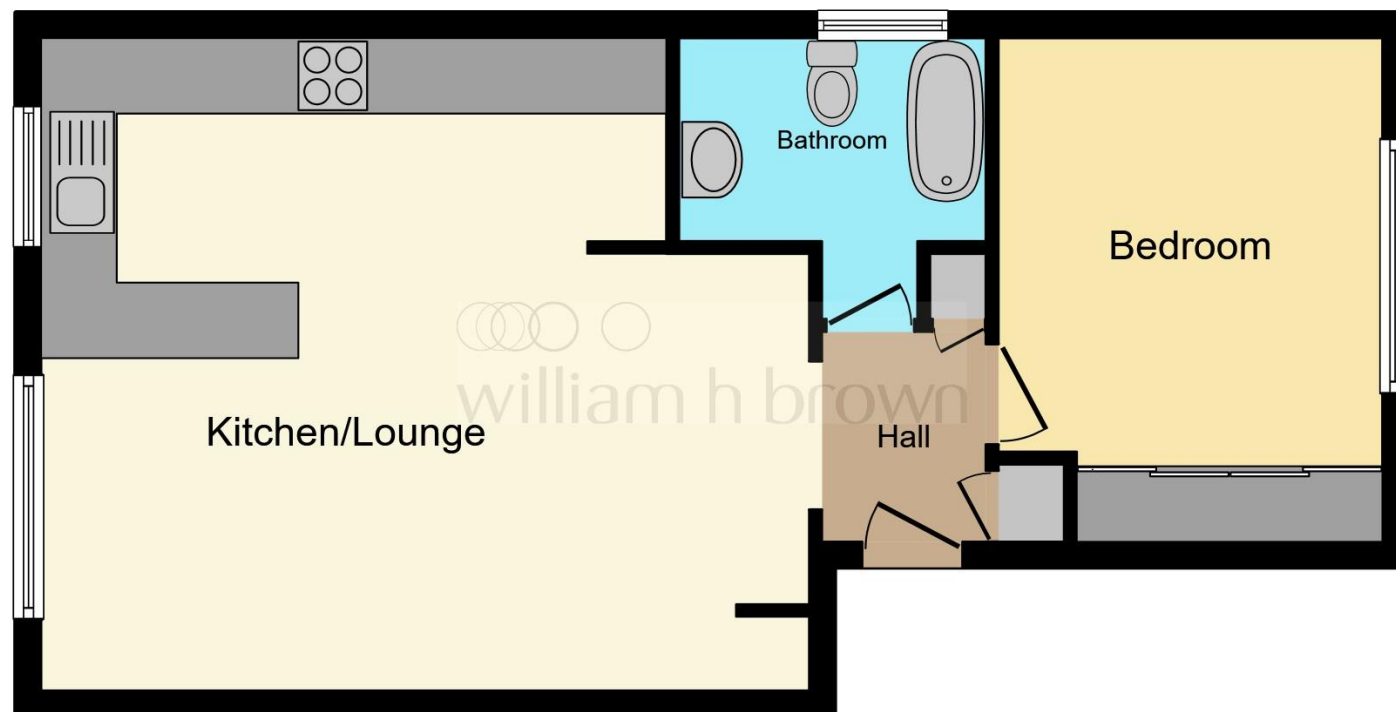
Double Bedroom

11' x 10' (3.35m x 3.05m)

Carpet, double glazed window, large built in wardrobe.

Bathroom

Luxury fully tiled floor to ceiling, double glazed window, P shaped bath, W/C, wash hand basin. Electricity saving sensor for bathroom lighting plus economical use of fan for ventilation while the bathroom is occupied.



Total floor area 49.8 sq.m. (536 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- One Bedroom
- CHAIN FREE
- Second Floor Flat
- Communal Gardens
- Permit Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1065.26
Ground Rent: 10.00



offers in excess of

£180,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Mar 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109199 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


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