



Woodpecker Close, Hatfield AL10 9ET

welcome to

Woodpecker Close, Hatfield

*** 50% SHARED OWNERSHIP *** This well-presented ground floor two-bedroom flat offers an excellent opportunity for first-time buyers, investors, or those seeking a home in a highly desirable location. The property features a spacious lounge/dining room, a fully fitted kitchen, two comfortable bedrooms, and a recently refurbished bathroom, all finished to a good standard throughout. Externally, the flat benefits from one allocated parking space and access to communal gardens, providing a pleasant outdoor space. The location is ideal, with local shops, services, and bus routes just a short walk away. The Galleria shopping centre and the University of Hertfordshire are also within easy reach, making this property particularly appealing to students and professionals alike. With excellent transport links and easy access to the A1(M), this property combines convenience with comfort.



Entrance Hall

Door to front, laminate flooring, radiator, cupboard (with water tank).

Lounge/Dining Room

14' x 11' (4.27m x 3.35m)

Double glazed window to front, laminate flooring, radiator.

Kitchen

10' x 7' (3.05m x 2.13m)

Double glazed window to front, lino flooring, extractor fan, radiator, sink/drain, electric hob/oven, space for washing machine/fridge freezer, wall and base units, worktop, breakfast bar.

Bedroom One

9' x 10' 11" (2.74m x 3.33m)

Double glazed window to rear, carpet, wardrobes, radiator.

Bedroom Two

9' x 7' 1" (2.74m x 2.16m)

Double glazed window to rear, carpet, radiator.

Bathroom

Fully tiled, bath with shower over, heated towel rail, spotlights, W/C, wash hand basin.

Agents Note:

This property is currently under shared ownership in conjunction with Sanctuary Housing Association who have criteria for any purchase. The advertised price is for the sellers 50% share. £273.71 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1162.68; Ground Rent is £0. Please contact with Sanctuary Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



Total floor area 56.1 m² (604 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



check out more properties at williamhbrown.co.uk



welcome to

Woodpecker Close, Hatfield

- 50% SHARED OWNERSHIP
- Ground Floor
- Two Bedrooms
- Communal Garden
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1162.68

Ground Rent: Ask Agent

shared ownership

£115,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Sep 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109347 - 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.

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


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk