



Connells

Broomfield Court The Common
Hatfield



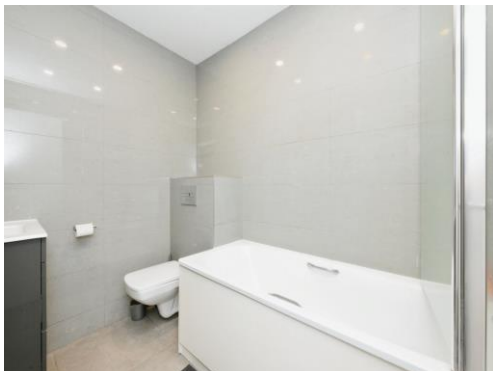
Property Description

This beautifully renovated mid-floor studio flat offers modern living at its finest, perfect for first-time buyers or savvy investors. Step inside to discover a bright space, meticulously designed to maximize comfort and style.

The contemporary open-plan layout seamlessly integrates the living, dining, and sleeping areas, creating a versatile environment that suits your lifestyle. The sleek kitchen features high-quality appliances and ample storage, making it a joy to cook and entertain.

This property boasts a long lease, providing you with peace of mind and security for years to come. Enjoy the convenience of allocated parking, ensuring you never have to worry about finding a spot after a long day. Situated close to vibrant local communities and just a stone's throw from the renowned University of Hertfordshire, this flat is ideal for students and professionals alike.

With excellent motorway networks and train lines into London, commuting is a breeze, making it a perfect choice for those who work in the capital but prefer a more relaxed living environment. Don't miss out on this fantastic opportunity to own a modern, chain-free studio flat in a prime location. Arrange a viewing today and start your new chapter in this stylish home!



Hallway

8' 1" max x 3' 9" max (2.46m max x 1.14m max)

Main Living Area

17' 2" max x 10' max (5.23m max x 3.05m max)

Kitchen

7' 9" max x 6' max (2.36m max x 1.83m max)

Bathroom

7' 1" max x 5' 6" max (2.16m max x 1.68m max)





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

To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C

view this property online connells.co.uk/Property/STA316501

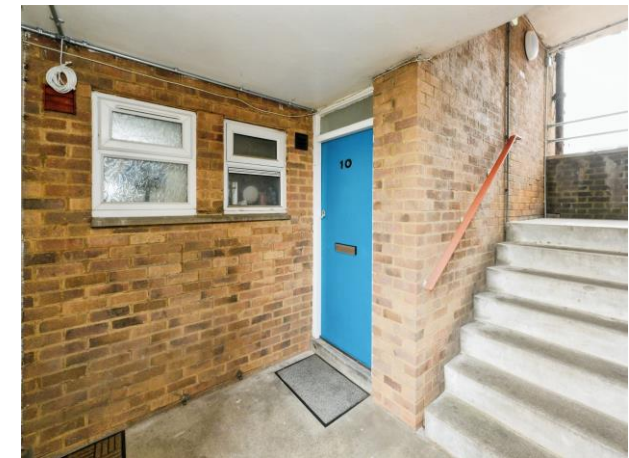
This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Jul 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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: STA316501 - 0007



Tenure: Leasehold

