



**Connells**

Walsingham Close  
Hatfield



Walsingham Close  
Hatfield AL10 0RP

for sale offers in excess of  
**£150,000**



### Property Description

Welcome to this delightful ground-floor studio flat, perfectly designed for modern living. This property is chain-free and boasts a long lease, providing you with security and peace of mind.

The spacious layout offers a comfortable living space that flows effortlessly, making it ideal for both relaxation and entertaining. Enjoy the convenience of allocated parking right at your doorstep, adding to the ease of daily life. Situated close to vibrant local communities and the esteemed University of Hertfordshire, this flat is perfect for students and professionals alike.

With excellent motorway networks and train lines into London, commuting has never been easier. Don't miss this fantastic opportunity, schedule your viewing today and make this charming flat your new home!



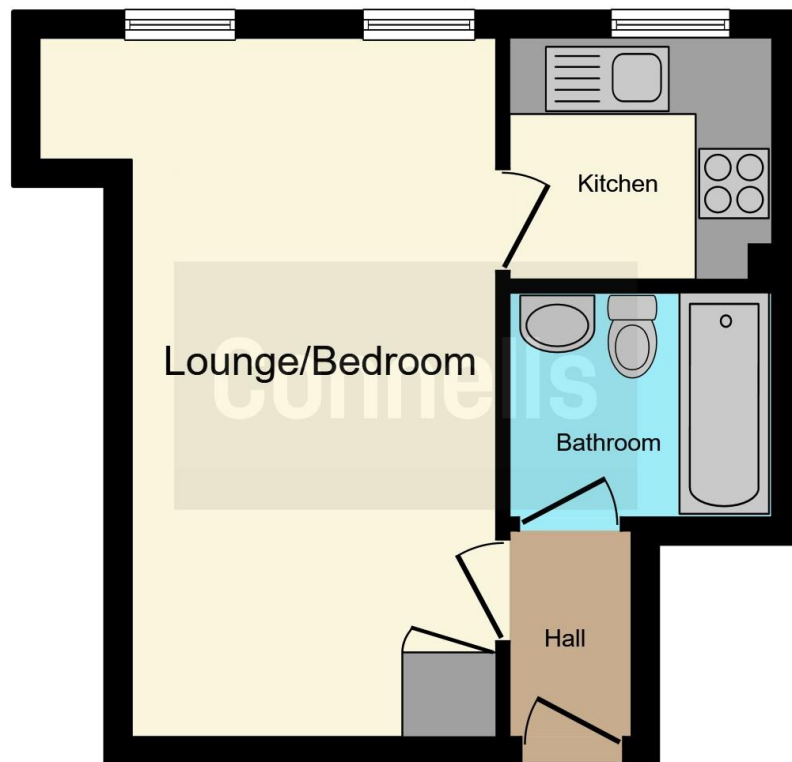
### Lounge/Bedroom

18' max x 11' 9" max ( 5.49m max x 3.58m max )

### Kitchen

6' 9" max x 6' 3" max ( 2.06m max x 1.91m 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbands@connells.co.uk](mailto:stalbands@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA316499](http://connells.co.uk/Property/STA316499)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 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.

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