







Property Description

This one bedroom fourth floor flat comprises of a large hall way with storage cupboard leading to the Kitchen, living room with balcony, bedroom and bathroom. The property benefits from being situated in a gated development with entry phone system, communal garden and allocated parking.

The property is located in a convenient location in Hatfield which is within walking distance to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross.

Communal garden.

Parking

Allocated parking.

Entrance Hall

Storage cupboard, radiator and carpet.

Kitchen

Fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splashback, built in electric oven and gas hob, cooker hood, space for washing machine and fridge freezer, tiled flooring.

Lounge

17' x 11' 7" (5.18m x 3.53m)

Window and double glazed French doors to the front leading to the balcony, radiator and carpet.

Bedroom

13' 3" x 9' (4.04m x 2.74m)

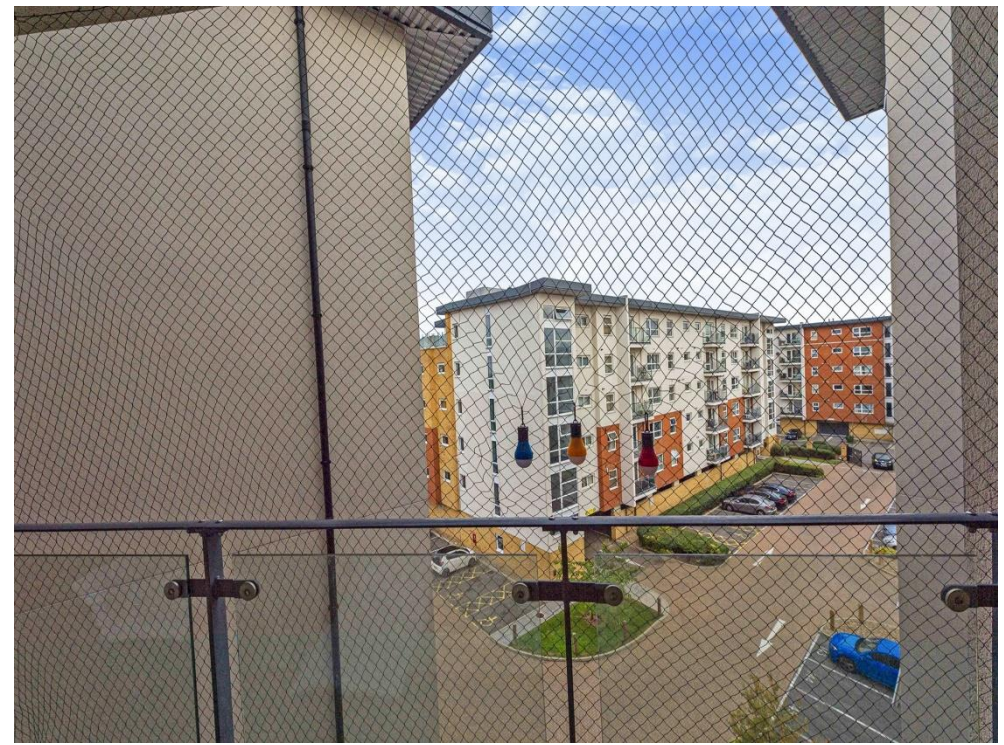
Double glazed window to front, built in wardrobe, radiator and carpet.

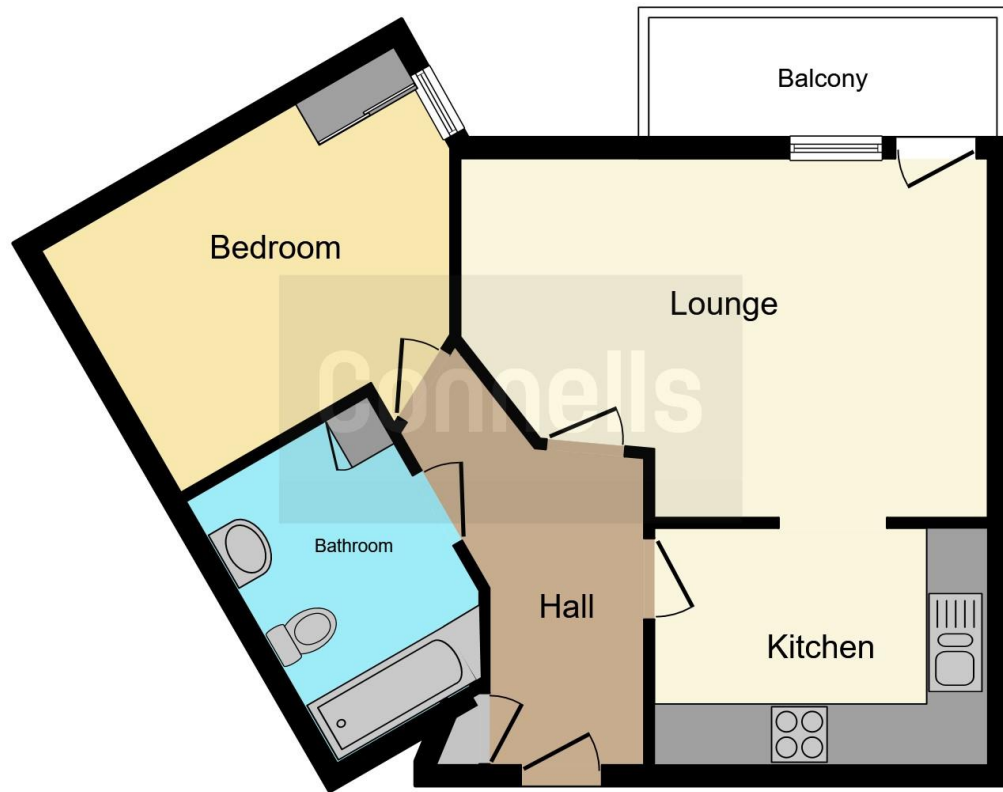
Bathroom

9' 9" x 6' 9" (2.97m x 2.06m)

Three piece suite comprising of wash hand basin, wc and bath with shower over, extractor fan, part tiled, airing cupboard, radiator and lino flooring.

Garden





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.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold



This is a Leasehold property with details as follows; Term of Lease 157 years from 29 Jun 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

view this property online connells.co.uk/Property/MWK304972

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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