





Property Description

A generously sized two double bedroom flat comprising of a spacious hall way with storage cupboard leading to a kitchen that then leads on to the lounge, two bedrooms, the master with balcony and en suite and a further bathroom. The property is situated in a gated development with entry phone system and benefits from allocated parking for one car.

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. CHAIN FREE.

Entrance Hall

Door to property, security entry phone and radiator, storage cupboard.

Kitchen

11' x 11' (3.35m x 3.35m)
Double glazed window to rear, fitted kitchen with a range of wall and base units with work surfaces, one and a half bowl stainless steel sink with drainer, splash back tiling, integrated stainless steel electric oven and stainless steel gas hob with stainless steel cooker hood over, integrated washer/dryer and dishwasher, airing cupboard, down lights.

Lounge

18' x 12' (5.49m x 3.66m)
Double glazed window to rear, two double radiators, television aerial point, telephone point, down lights.

Bedroom One

12' x 11' (3.66m x 3.35m)
Double glazed window to rear, double glazed door to balcony, radiator, television aerial point, telephone point.

En Suite

Suite comprising shower cubicle, wash hand basin with vanity unit, and low level wc, part tiled walls, extractor fan, shaver point, heated towel rail.

Bedroom Two

12' x 9' (3.66m x 2.74m)
Two Double glazed windows to the rear, radiator, television aerial point.

Bathroom

Suite comprising bath with mixer tap and shower attachment, wash hand basin with vanity unit, and low level wc, part tiled walls, extractor fan, shaver point, heated towel rail, down lights.

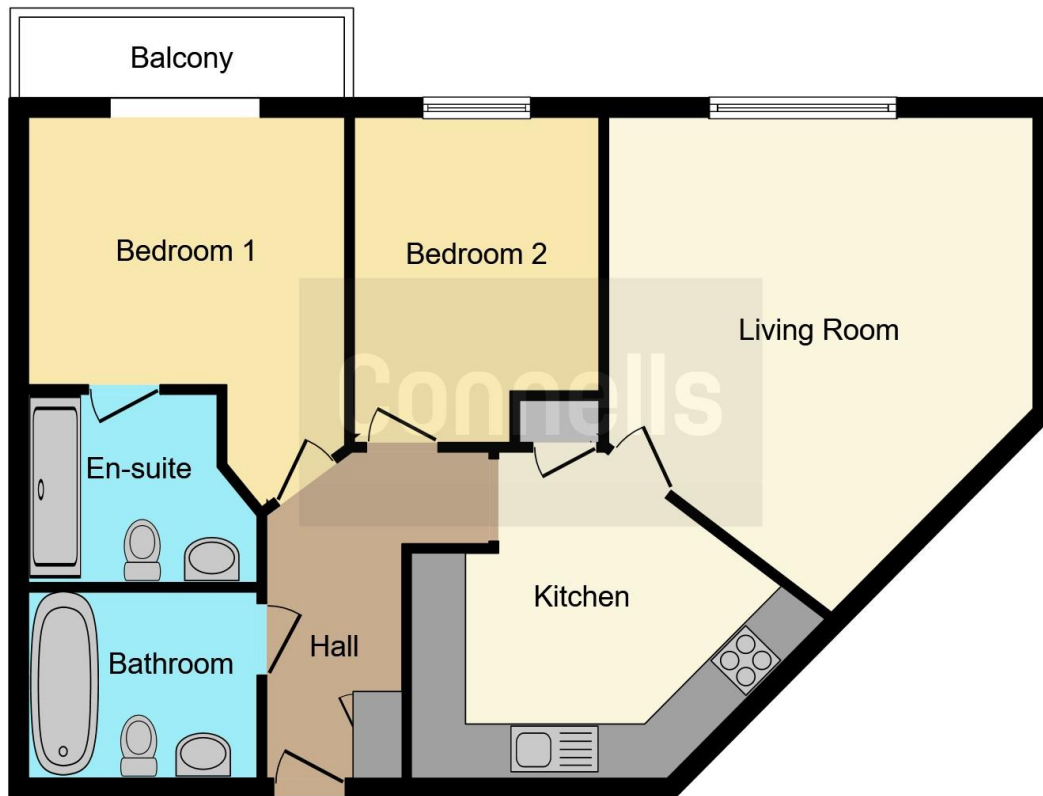
Garden

Communal garden.

Parking

Allocated parking.





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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EPC Rating: B

view this property online connells.co.uk/Property/MWK305061

This is a Leasehold property with details as follows; Term of Lease 157 years from 01 Aug 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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