

Connells

Cunningham Avenue Hatfield

Cunningham Avenue Hatfield AL10 9JZ



Property Description

This two bedroom ground floor flat with living room currently being used as a third bedroom comprises of a hall way with two storage cupboards leading to a living room / third bedroom, kitchen, bathroom and two bedrooms.

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.

IDEAL FOR INVESTORS OR FIRST TIME BUYERS.

o Rental Income: £19,800 per annum

o Monthly Rent: £1,650 o Weekly Rent: £381





Entrance Hall

Entry Phone, two storage cupboards, radiator and laminate flooring.

Kitchen / Diner

10' 6" x 11' 1" (3.20m x 3.38m)

Window to the front, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, oven and hob, space for washing machine, boiler, radiator and laminate flooring.

Living Room / Bedroom Three 11' 2" x 9' 6" (3.40m x 2.90m)

Windows to the front and side, radiator and laminate flooring.

Bedroom One

11' 1" x 10' 2" (3.38m x 3.10m)

Window to the side, built in wardrobes and laminate flooring.

Bedroom Two

10' 8" x 8' 2" (3.25m x 2.49m)

Window to the side, radiator and laminate flooring.

Bathroom

Three piece suite comprising of wc, wash hand basin and bath with shower, shaver point and tiled flooring.

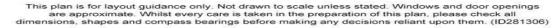




Cunningham Avenue, AL10

Approximate Gross Internal Area 56.0 sq m / 603 sq ft





To view this property please contact Connells on

T 01727 851 100 E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick ST ALBANS AL4 9RH

EPC Rating: C Council Tax Band: C

Service Charge: 2526.40

Ground Rent: 169.00

view this property online connells.co.uk/Property/MWK304849

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2005. 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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