



**Connells**

Cunningham Avenue  
Hatfield



### 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



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID281306)

To view this property please contact Connells on

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EPC Rating: C Council Tax  
Band: C

Service Charge:  
2526.40

Ground Rent:  
169.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK304849](https://www.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.



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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