



Tudor Close Hatfield AL10 9EJ

for sale
£225,000



Property Description

This beautifully presented two bedroom first floor flat comprises of an entrance hall with storage cupboard, bright and spacious lounge/diner, modern fitted kitchen, two bedrooms with walk in wardrobes to the master and a modern bathroom. Externally there are communal gardens and allocated parking for one car.

Tudor Close is located close by 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 WITH VACANT POSSESSION

Double glazed window to the side, modern three piece suite comprising of wc, wash hand basin and bath with shower over.

Gardens

Communal gardens.

Parking

Allocated parking for one car.

Entrance Hall

Storage cupboard and entry phone system.

Lounge / Diner

18' 2" x 10' 3" (5.54m x 3.12m)

Double glazed window to the rear and door to the kitchen, carpet in the lounge area,

Kitchen

8' x 7' (2.44m x 2.13m)

Double glazed window to the rear and door from the dining area, modern fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric oven, hob and extractor fan, space for dishwasher and washing machine,

Bedroom One

11' x 8' 4" (3.35m x 2.54m)

Double glazed window to the front and carpet.

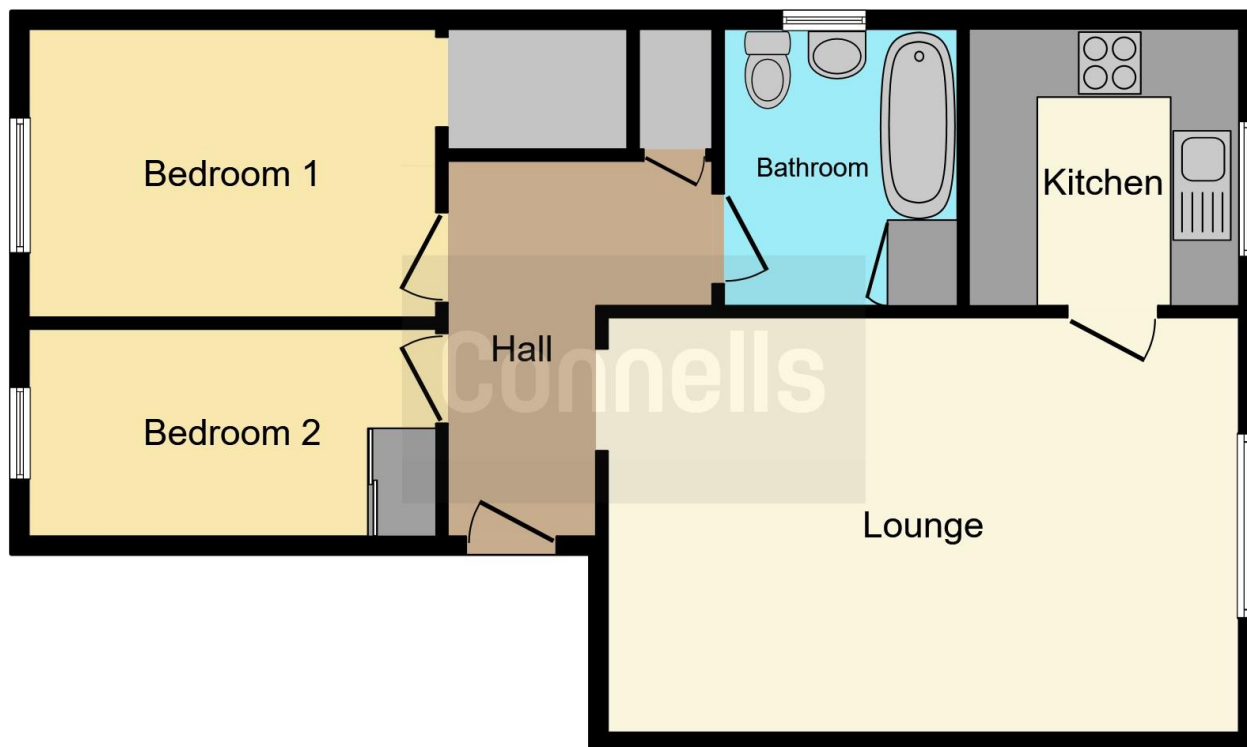
Bedroom Two

11' x 6' (3.35m x 1.83m)

Double glazed window to the front and carpet.

Bathroom





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: C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1987. 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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