



Connells

Hatfield Road
St. Albans



Property Description

This one bedroom top floor flat comprises of an entrance hall, lounge/diner with large storage cupboard, kitchen, bedroom and en suite bathroom.

The property is situated on Hatfield Road in the Fleetville area of St Albans. The area is popular for its great local amenities including plenty of shops and eateries as well as being within easy reach of St Albans City Centre with its excellent selection of shopping and leisure facilities and the mainline railway station into London St Pancras.

Entrance Hall

Lounge / Diner

13' max x 11' 1" max (3.96m max x 3.38m max)

Window to the front, cupboard (5 ft 01 in x 3 ft 06 in), radiator and carpet.

Kitchen

14' max x 8' max (4.27m max x 2.44m max)

Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, space for fridge freezer, washing machine and cooker, radiator and laminate flooring, access to the loft.

Bedroom

10' max x 7' 1" max (3.05m max x 2.16m max)

Window to the rear, radiator and carpet.

En Suite Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin and bath, radiator and carpet.





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: D

view this property online connells.co.uk/Property/MWK305401

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1989. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: MWK305401 - 0006