



Connells

Grove Place
North Mymms Hatfield



Property Description

PUBLIC NOTICE:

ADDRESS - 7 Grove Place, Hatfield, AL9 7DG

We are acting in the sale of the above property and have received an offer of £180,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

This two bedroom first floor maisonette comprises of an entrance hall, living room and kitchen on the first floor and then two bedroom and a bathroom on the top floor. Externally there is a garage and residence parking.

Grove place is in the heart of the village and within walking distance to local amenities, primary school, local park and a mainline railway station in to London Kings Cross/Moorgate. The A1M and M25 Motorways are also within easy access and Hatfield is not too far away with The University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema and Secondary schools so this property is in an ideal location for families. The beautiful cathedral city of St Albans is just a short drive away and provides an excellent selection of shopping and leisure facilities as well as Verulamium Park set in 100 acres of parkland. Colney Fields shopping park in London Colney is also a short drive away and is a popular shopping destination with major stores including Marks and Spencer, Next, Boots and Sainsbury's. NO ONWARD CHAIN!

Entrance Hall

Coving to the ceiling and carpet.

Lounge

27' 7" max x 12' 2" max (8.41m max x 3.71m max)

Window to the front and back, skylight, coving to the ceiling, spotlights, understairs cupboard, radiator and carpet.

Kitchen

10' 8" max x 6' 2" max (3.25m max x 1.88m max)

Window to the rear aspect, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, space for fridge freezer and washing machine, oven with gas hob and cooker hood, part tiled walls and tiled flooring.

Landing

Cupboard housing boiler, loft hatch and carpet.

Bedroom One

11' 5" max x 15' 3" max (3.48m max x 4.65m max)

Window to the front, coving to the ceiling, carpet and radiator.

Bedroom Two

8' 1" max x 10' 8" max (2.46m max x 3.25m max)

Window to the rear, coving to the ceiling, carpet and radiator.

Bathroom

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

Parking

Garage and residence parking.

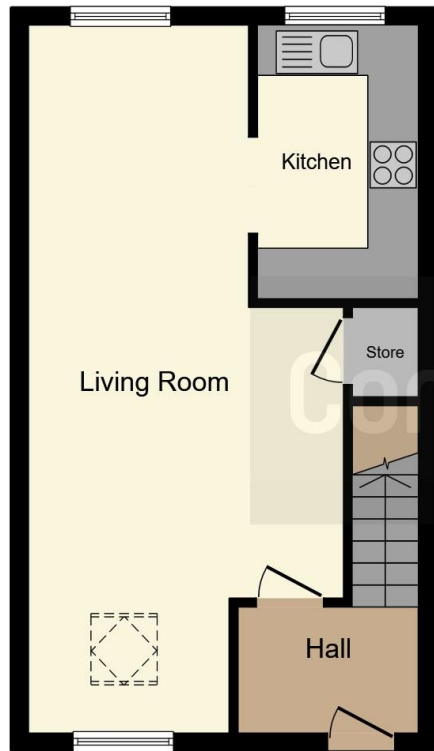
Lease Information

Date : 30 September 1981

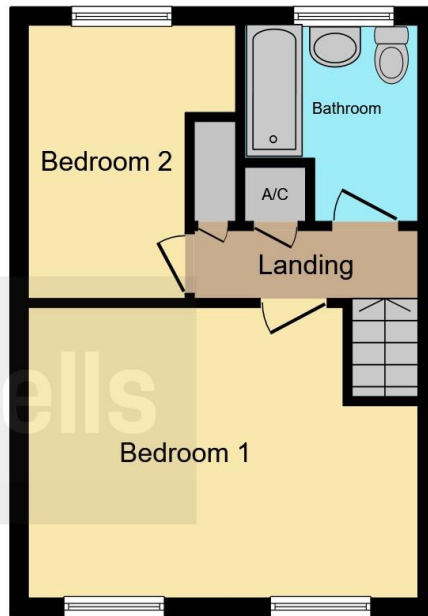
Term : 99 years from 25 December 1980

Rent : £50 rising to £200 and service rent





Ground Floor



First Floor

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

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

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C

view this property online [connells.co.uk/Property/MWK305427](https://www.connells.co.uk/Property/MWK305427)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1980. 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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