



Connells

Northdown Road
Hatfield



Property Description

PUBLIC NOTICE

ADDRESS - 38 Northdown Road, Hatfield, Herts, AL10 8SL

We are acting in the sale of the above property and have received an offer of £145,000

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

EPC Rating:D

This one double bedroom first-floor flat offers fantastic potential for those looking to refurbish and add value. Requiring full renovation throughout, the property presents a blank canvas for investors or buyers eager to create a bespoke living space.

The accommodation comprises a spacious lounge, separate kitchen, bathroom, and a double bedroom, with the added benefit of both internal and external storage.

Located just 0.4 miles from the University of Hertfordshire, the flat is well-positioned for student lets or first-time buyers. Offered chain free, this is an excellent opportunity to invest in a sought-after location with strong rental demand.

Don't miss your chance to transform this property into a standout home or investment.

Northdown Road 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.

Lease term from 29 February 1988 to 28 February 2113.

Entrance Hall

14' 1" max x 3' 4" max (4.29m max x 1.02m max)

Lounge

19' 4" max x 11' 1" max (5.89m max x 3.38m max)

Kitchen

6' 9" max x 6' 7" max (2.06m max x 2.01m max)

Bedroom

13' 2" maxz x 9' 9" max (4.01m maxz x 2.97m max)

Bathroom

6' max x 5' max (1.83m max x 1.52m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK305988

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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