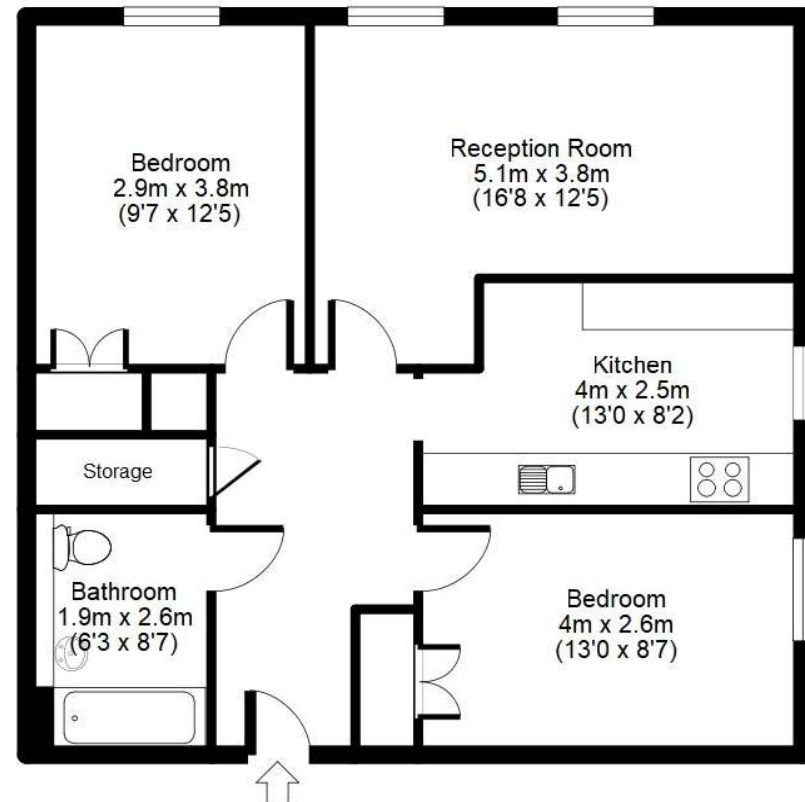


Mosquito Way, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 685 sq. ft / 64 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Mosquito Way, Hatfield Leasehold Price £237,500



CHAIN FREE. A TWO DOUBLE BEDROOM apartment located on the upper ground floor and comprises living/ dining room, two generous bedrooms and a family bathroom. Allocated parking bay.

- Upper Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking Bay
- Gas Central Heating
- Entry Phone System
- Chain Free





Communal Entrance

Via entry phone system. Communal hallway.

Entrance

Front door leading into entrance hall. Carpeted flooring. Radiators. Two ample storage cupboards. Doors to all rooms.

Kitchen

Comprising a range of matching fitted wall and base units with work surfaces over. Mounted sink unit with mixer tap. A Four ring gas hob with electric oven under, overhead extractor hood. Space for fridge freezer and plumbing for washing machine. Radiator. Double glazed window to side. Part tiled walls. Tiled flooring.

Dining / Living Room

Dual aspect. Carpeted flooring. Double glazed windows to side and front. Two radiators. Multiple plug points.

Bedroom One

Carpeted flooring. Radiator. Multiple plug points. Double glazed window.

Bedroom Two

Carpeted flooring. Radiator. Multiple plug points. Double glazed window.

Bathroom

Comprising of panel enclosed bath and shower. Low level WC. Pedestal hand wash basin. Heated towel rail holder. Radiator. Tiled Flooring. Extractor fan.

Further Details

The property is Leasehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.