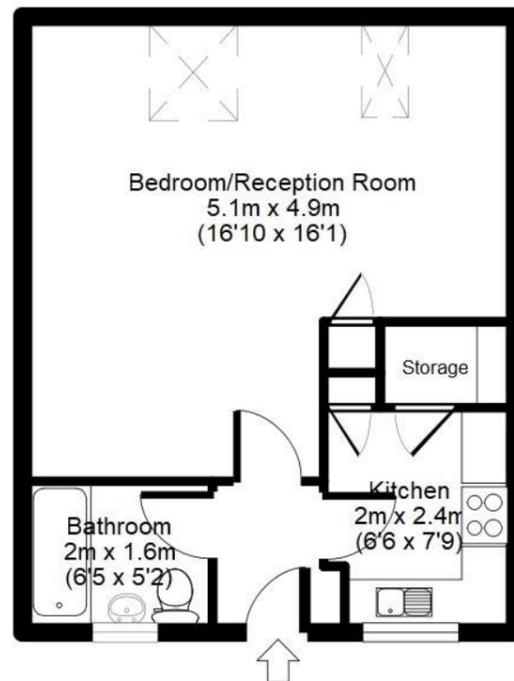


Redhall Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 360 sq. ft / 34 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		77	79
(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.

Redhall Close, Hatfield Leasehold Price £159,995



CHAIN FREE. PURPOSE STUDIO FIRST FLOOR FLAT. Purpose built first floor flat is situated within a cul-de-sac location on the edge of Hatfield and with a westerly, rear aspect backing onto trees and a playing Within easy access to A1(M), local shops and Hatfield Town Centre.

- First Floor Studio Flat
- Lounge / Bedroom
- Gas C/H to Radiators
- Double Glazed Windows
- Kitchen
- Bathroom
- Low Maintenance Charges





Entrance Hall

Carpet flooring with inset door mat, space to hang up coats and jackets, double glazed frosted door to front, doors to all rooms

Kitchen

Fitted kitchen, work tops with splashback tiles, stainless steel single bowl sink with drainer, free standing gas cooker, space and plumbing for washing machine, space for fridge/freezer, pantry cupboard with additional space for storage also a fridge/freezer, metre cupboard and double glazed window to front. Laminated flooring.

Bathroom

White bathroom suite comprising of a panel enclosed bath, pedestal wash hand basin, low level W.C and double glazed frosted window to front. Radiator. Vinyl flooring.

Lounge / Dining / Bedroom Area

A bright airy versatile space that allows you the convenience of combining living, dining and sleeping all in one room. Carpeted flooring, radiators and two large Velux style windows to rear overlooking pleasant views of trees and fields.

Exterior

Communal Garden and parking.

Further Details

The property is Leasehold
Council Tax Band - Band B

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.