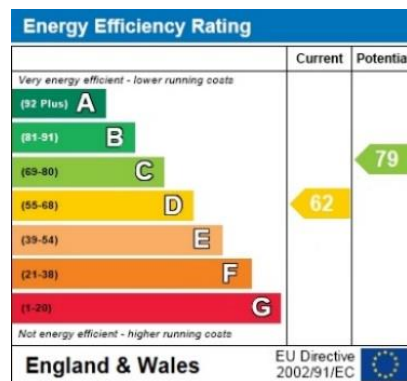
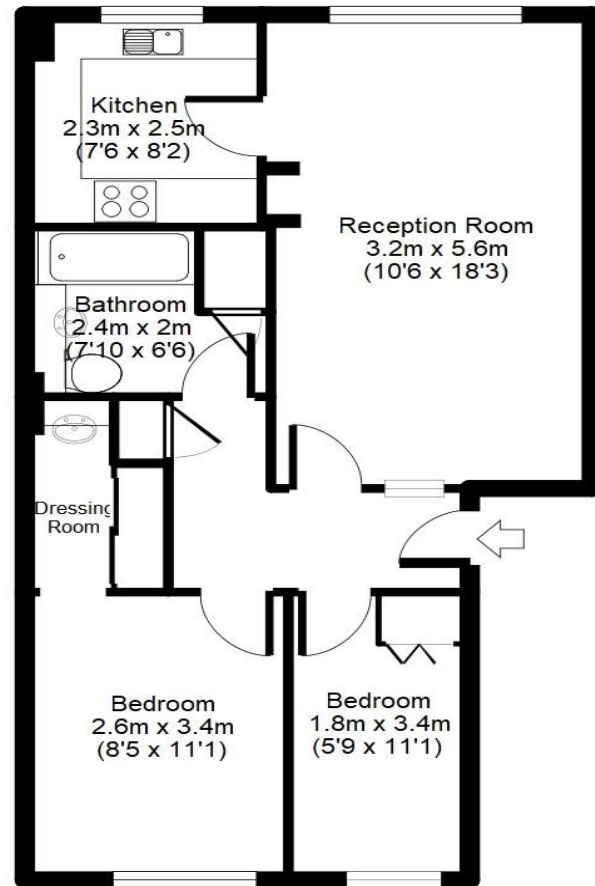


Tudor Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 547 sq. ft / 51 sq. m



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 particular 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.

Tudor Close, Hatfield, AL10 Leasehold Price £240,000



IMMACULATELY PRESENTED TWO BEDROOM PURPOSE BUILT FIRST FLOOR FLAT with a **** 215 year lease****, modern brand new fitted kitchen, two bedrooms (main bedroom with walk in wardrobes), modern bathroom. Externally boasts communal gardens, allocated parking and visitors parking.

- Newly Fitted Flooring throughout June 2024
- Newly Fitted Double Glazing July 2023
- Newly Installed Kitchen May 2024
- New Electrical Wall Heaters Installed April 2024
- Newly Fitted Bathroom June 2023
- First Floor (Top Floor)
- Allocated Parking for One Vehicle along with visitors parking.
- Communal Gardens
- Pleasant Views to Rear





Entrance Hall

Carpet flooring, wall mounted digital electric heater, storage cupboard, and entry phone system. Loft access. Doors to:

Lounge with Dining Area

Carpeted flooring in lounge and dining area, double glazed window to rear aspect, wall lights, wall mounted digital electric heater and access to kitchen:

Kitchen

A newly fitted contemporary fitted kitchen with a range of wall and base units, laminated wood flooring, stainless steel sink drainer and mixer tap, splash back tiles, integrated electric oven, hob and overhead extractor, double glazed window to rear, space and plumbing for washing machine, and space for fridge / freezer.

Bedroom One

Carpeted flooring, double glazed window to front, walk in wardrobe. Wall mounted digital electric heater.

Bedroom Two

Carpeted flooring, double glazed window to front. Wall mounted digital electric heater.

Bathroom

Laminated white wood effect flooring, white panelled bath mixer and shower attachment, pedestal hand wash basin, Low flush WC with concealed cistern, splash back tiles, cupboard with water tank, double glazed window to the side. Heated towel rail holder. Extractor fan.

External

Communal Garden, and allocated parking for one car.

Agent's Note

Lease: 215 Years.

Service Charge: £134.00 per month

Ground Rent: £1 per year

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.