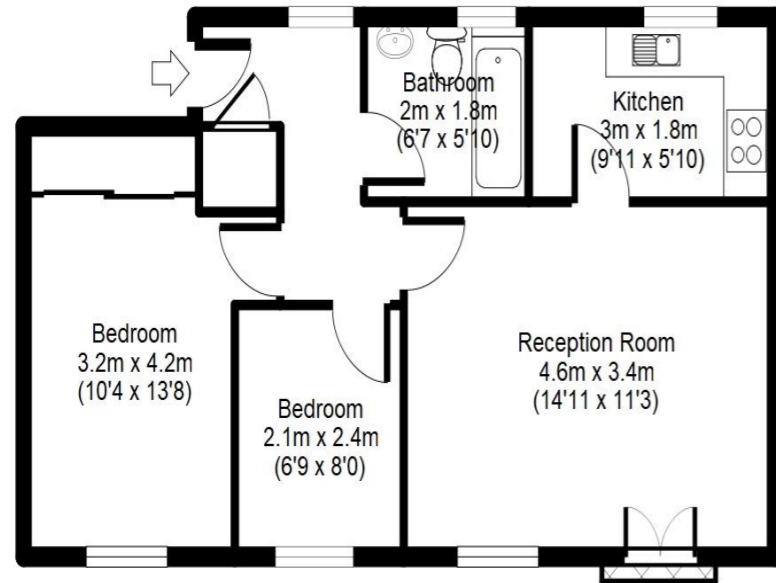


## Walsingham Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 496 sq. ft / 46 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		71	73
(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.

## Walshingham Close, Hatfield Leasehold Price £165,000



PRICED TO SELL. This second (TOP) floor purpose built flat is situated in this landmark modern development next to The Galleria Shopping Centre and close to both Hatfield Town Centre and The Hatfield Business Park.







## Communal Entrance Hall

Via entry-phone system. Carpeted with stairs to second floor landing. Door to inner hallway with frosted double glazed window to rear. Front door to:

## Entrance Hall

Entry-phone system. Storage radiator. Airing cupboard. Wood veneer flooring. Downlighters. Frosted double glazed window to rear. Doors to:

## Lounge / Dining Room

Storage radiator. Wood veneer effect flooring. Double glazed window and double glazed French doors to front with Juliet balcony. Door to:

## Kitchen

Comprising a range of fitted wall and base units with work surfaces over and inset single bowl, single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead filter hood. Space for upright fridge/freezer. Plumbing for washing machine. Wall mounted electric warm air heater. Frosted double glazed window to rear.

## Bedroom One

Range of fitted wardrobes with mirrored sliding fronts. Storage radiator. Wood veneer flooring. Double glazed window to front.

## Bedroom Two

Electric radiator. Double glazed window to front.

## Bathroom

Comprising a panel enclosed bath. Low level W.C. Pedestal wash hand basin. Extractor fan. Shaver light. Heated towel rail. Wall mounted electric warm air heater. Frosted double glazed window to rear.

## Parking

Allocated and illuminated parking space and visitor parking.

## Communal Gardens

Well tended with lawns and flower beds with mature bushes and shrubs.

## 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.**