

Asking price of £205,000 Leasehold

Walsingham Close, Hatfield, AL10 0RR



- **Two Bed Apartment**
- **Perfect for First Time Buyers**
- **Walking Distance of Galleria Shopping Centre**
- **Chain Free**
- **Vacant Possession**
- **Allocated Parking**
- **Well Maintained Communal Gardens**
- **EER: C**

Ground floor two bedroomed apartment ideally located within the popular development of Walsingham Close and within WALKING DISTANCE of The Galleria Shopping Centre, Hatfield Train Station and Tesco Retail Park. The property comprises of open plan kitchen / living area, two bedrooms and bathroom. Other features include double glazed windows and electric heating.

CHAIN FREE. VACANT POSSESSION.

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Communal Entrance

Communal entrance via entry phone system. Heated and carpeted communal areas.

Entrance

Via front door leading into hallway. Doors to bathroom, all bedrooms and kitchen / living area.

Bedroom One

13'3" x 10'4" (4.04m x 3.15m)

Built in wardrobes. Multiple plug points. Double glazed window to front.

Bedroom Two

8'6" x 7'8" (2.59m x 2.34m)

Multiple plug points. Double glazed window to front.

Bathroom

6'11" x 5'8" (2.11m x 1.73m)

Comprising of panel enclosed bath with shower. Low level WC. Wash hand basin. Frosted double glazed window to year.

Kitchen / Living Area

11'7" x 16'11" (3.53m x 5.16m)

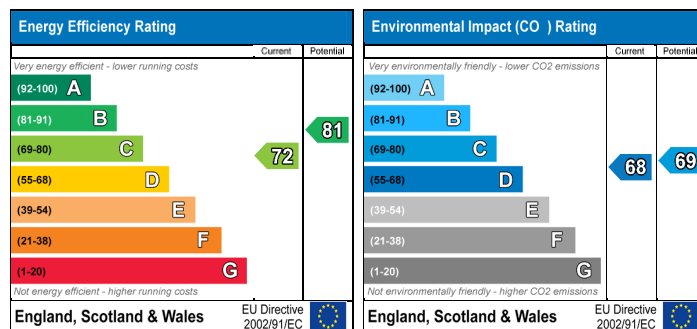
Comprising of matching fitted wall and base units. Stainless steel sink unit with mixer tap. Space for electric oven, washing machine and fridge freezer.

External

Allocated parking at front of block. Well maintained communal gardens.

Agent's Note

A third bedroom has been created by means of a partition wall being erected in the living room.



Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

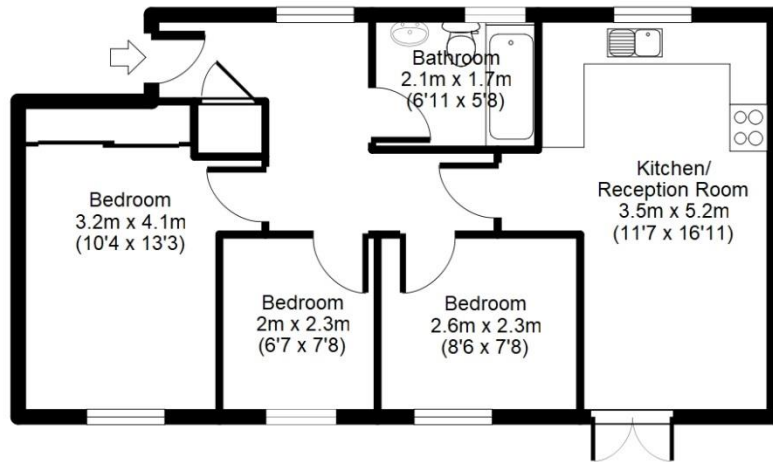


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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 their purpose. The agent has not had sight of the Title documents. References 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. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

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APPROX GROSS INTERNAL FLOOR AREA: 518 sq. ft / 48 sq. m



For identification purposes only
Measurements are approx and not to scale