

Asking price of £185,000 Leasehold

Wordsworth Court Middlefield, Hatfield, AL10 0EF



- Purpose Built One Bedroom Flat
- Ground Floor
- Living Room
- Kitchen with Hob & Oven
- Bathroom with Mixer Shower
- External Double Glazed
- Allocated Parking
- EER: D

Purpose-built ground floor flat situated within this modern block, within a cul-de-sac in a CONVENIENT LOCATION between Hatfield Town Centre, The Hatfield Business Park and The Galleria Shopping Centre. The property is being sold with a long lease and is a BUY TO LET INVESTMENT with tenants paying £800 per calendar month until AUGUST 2021. The accommodation which has full external double glazing comprises of shared covered porch, living room with storage cupboards, opening to a fitted kitchen with built in hob and oven, double bedroom with French doors out to the communal garden and a refitted bathroom with mixer shower.

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Porch

Shared with neighbouring property. Half frosted double glazed front door to:

Living Room

Wood effect flooring. Two storage cupboards. Wall mounted electric fire. Double glazed window to front. Doors to bedroom and bathroom open to:

Kitchen

Comprising a range of 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 gas hob with oven under and overhead filter hood. Space for upright fridge/freezer. Plumbing for washing machine. Tiled floor. Down lighters.

Bedroom

Wood effect flooring. Electric heater. Double glazed French doors with matching side windows to rear overlooking communal gardens.

Bathroom

A refitted suite comprising of a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled walls. Extractor fan. Wall mounted electric warm air heater.

Exterior

Allocated parking space for one car. Visitor Parking. Communal gardens.

Lease

189 Years from 29th September 1980.

Service Charge

TBC

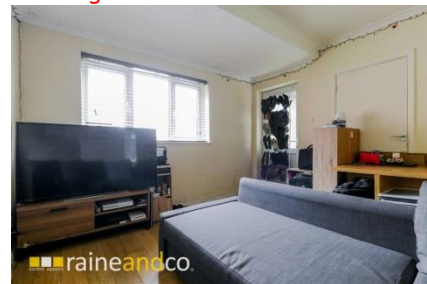
Ground Rent

TBC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	80
(55-68) D	56	(55-68) D	60
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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.

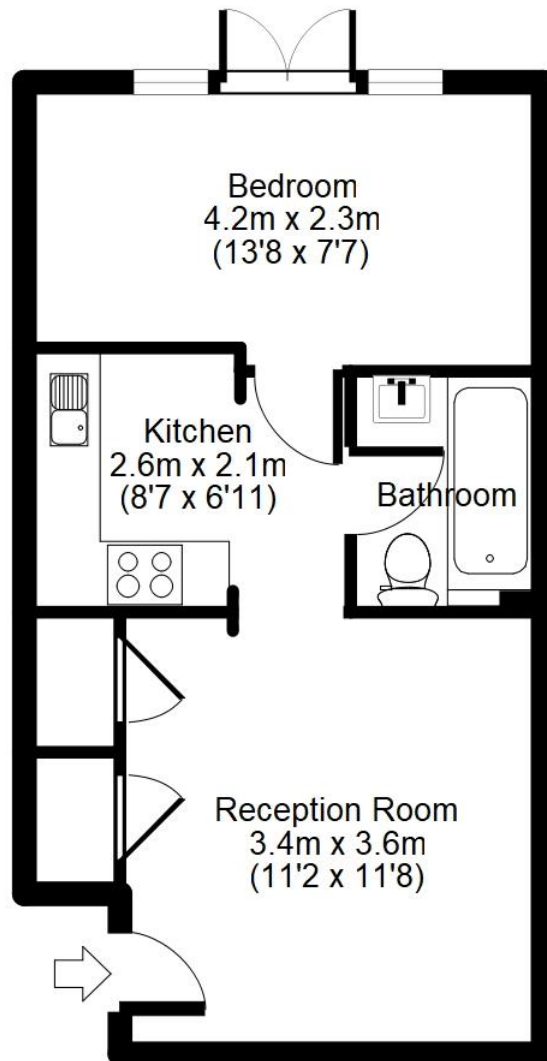


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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: 341 sq. ft / 32 sq. m



For identification purposes only
Measurements are approx and not to scale