

**Walsingham Close, Hatfield, AL10 0RR**

**Price: £139,950**  
**Leasehold**



Vanessa McCallum Estates Ltd  
Maple House, High Street, Potters Bar,  
Hertfordshire., EN6 5BS  
Tel: 01707 320432  
Email: [sales@vanessamccallumestates.co.uk](mailto:sales@vanessamccallumestates.co.uk)  
[www.vanessamccallumestates.co.uk](http://www.vanessamccallumestates.co.uk)



**\*\*CHAIN FREE\***

**ATTENTION INVESTORS OR FIRST TIME BUYERS....**

This lower ground floor studio flat is offered for sale in good condition. The flat is newly decorated and could be easily let out as is ideally located for The Galleria, Hatfield Business Park and Hatfield Town Centre.

- LOWER GROUND STUDIO FLAT
- CHAIN FREE
- NEWLY DECORATED
- IDEAL FOR INVESTORS/FIRST TIME BUYERS
- AMPLE COMMUNAL PARKING
- CLOSE TO AMENITIES

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## **FEATURES**

### **DESCRIPTION**

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### **ACCOMMODATION**

LIVING AREA/BEDROOM  
KITCHEN  
BATHROOM  
AMPLE COMMUNAL PARKING

### **LOCATION**

Walsingham Close is a popular cul-de-sac off of Lemsford Road. The A1(M), Galleria, Station, Business Park and Town Centre are all close by.

### **LOCAL AUTHORITY**

Welwyn Hatfield Council.

### **SERVICES**

Gas Central Heating and Mains Drainage.  
Council Tax Band A  
Service Charge £773.72 per annum (not verified)  
Ground Rent £404.50 per annum (not verified)  
88.5 years left on the lease (not verified)

### **VIEWING**

STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

### **IMPORTANT INFORMATION CONCERNING THESE PARTICULARS**

None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract.

### **ANTI MONEY LAUNDERING**

Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £15 plus vat per person.



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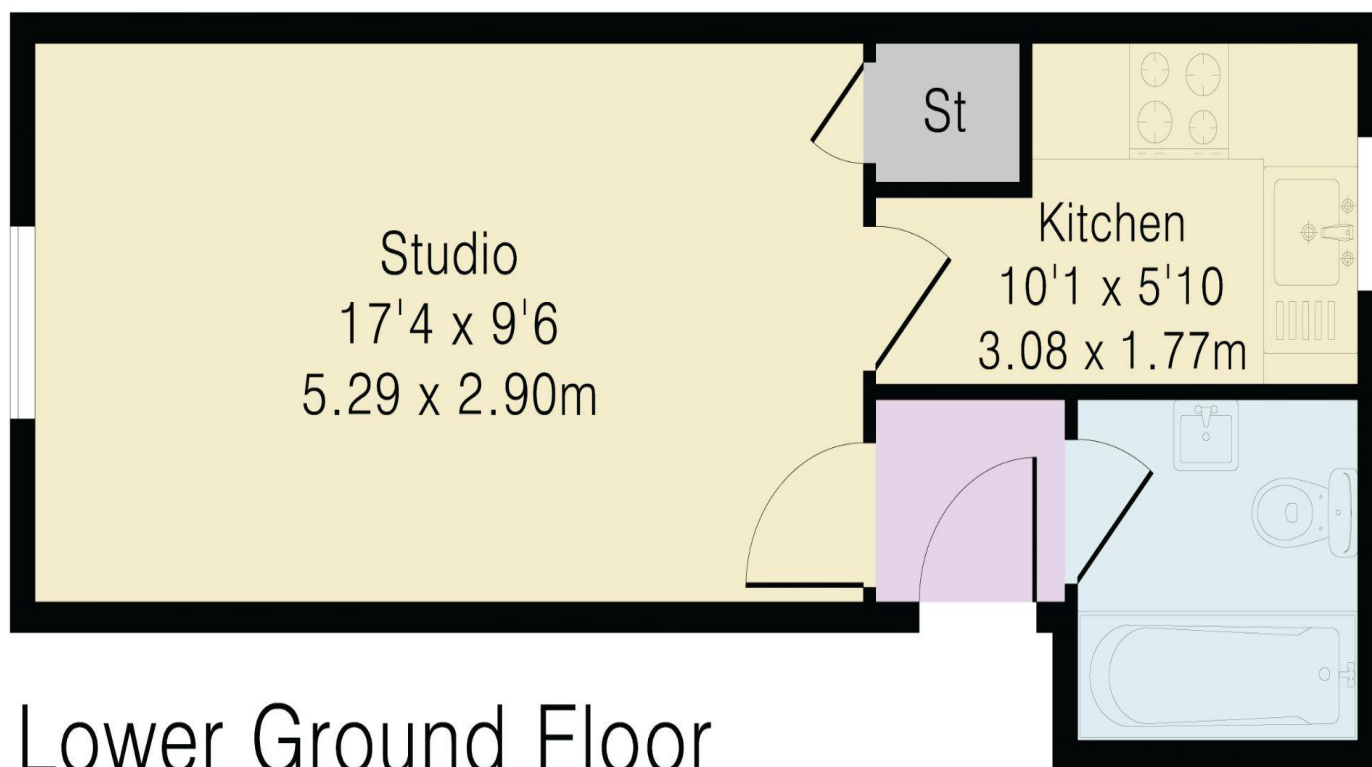
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**Approximate Gross Internal Area 278 sq ft - 26 sq m**



Lower Ground Floor