

Dellfield Road, Hatfield, AL10 8EW

£165,000

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Dellfield Road, Hatfield

Ground floor maisonette situated in a cul de sac adjacent to the town centre offered chain free with immediate vacant possession.

Conveniently located within walking distance of the train station, Hertfordshire University and Galleria shopping and leisure centre.

The property benefits from a 119 year lease and briefly comprises of living room, kitchen, double bedroom and a refitted bathroom, it is double glazed and has gas radiator central heating.

Outside there are private enclosed communal gardens to the front and rear. Parking is on street with a resident only permit required.















Living Room
Double glazed window to front, radiator, wood effect flooring, walk in storage cupboard.

Kitchen
Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drainer, space for washing machine, fridge/freezer and cooker, wall mounted gas fired boiler, double glazed window and door to side, door to bathroom, bedroom and living room.

Double Bedroom
Double glazed window to rear, wood effect flooring, radiator.

Refitted Bathroom
Refitted suite comprising of panel enclosed bath with mixer tap and shower over, wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, chrome effect heated towel rail, double glazed window to side.

Communal Gardens
To the front and rear, manly laid to lawn, mature shrubs and bushes.

Parking
On street resident only permit parking.

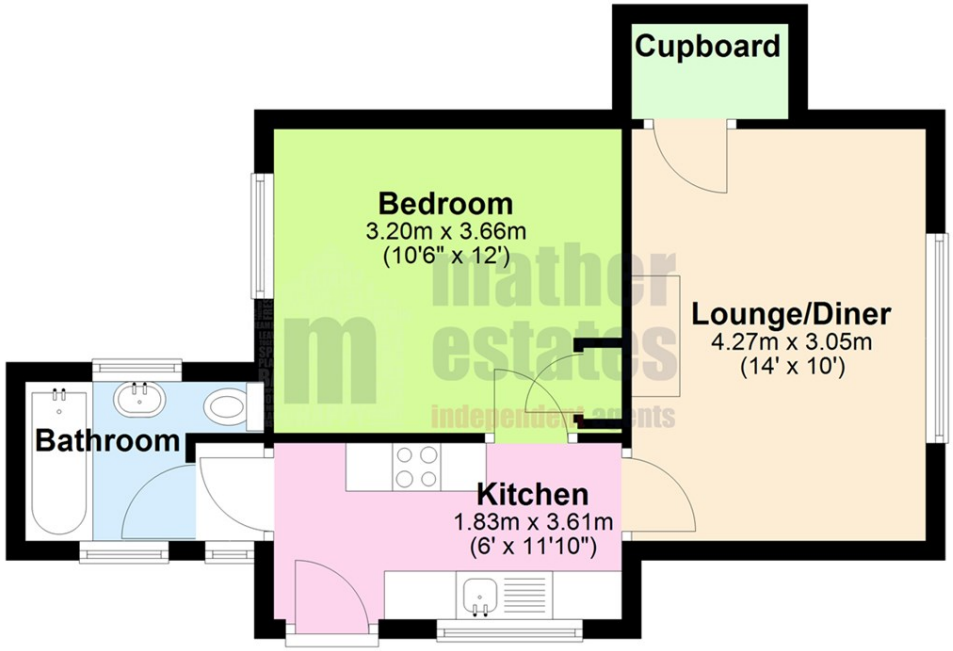
Leasehold
125 years lease with 119 years remaining.

Ground Rent: £10 pa with no reviews

Service Charge £315.24 pa approximately

Ground Floor

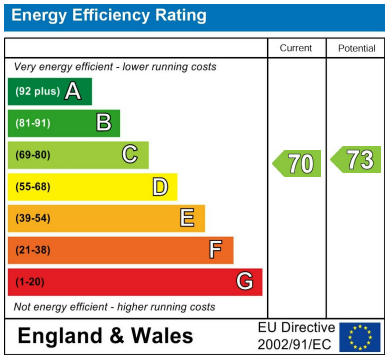
Approx. 38.1 sq. metres (410.2 sq. feet)

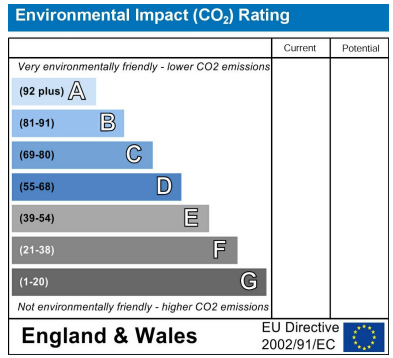


Total area: approx. 38.1 sq. metres (410.2 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.







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3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
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