



Connells

Walker Grove
Hatfield



Property Description

Chain Free Ground Floor Apartment Close to the University of Hertfordshire

Offered for sale chain free, this well-presented ground floor apartment represents an excellent opportunity for both investors and owner-occupiers alike. The property currently operates as a three-bedroom HMO, providing strong rental potential, whilst easily lending itself to a traditional two-bedroom layout.

Accommodation comprises an entrance hall, a spacious lounge, a fitted kitchen/diner, and two good-sized bedrooms, together with a family bathroom. Externally, the property benefits from allocated parking for added convenience.

Ideally situated in a popular residential location, the apartment is within easy reach of the University of Hertfordshire, making it particularly attractive to students and academic staff. A variety of local shops, supermarkets, restaurants, leisure facilities and transport links are also close by, ensuring all everyday amenities are readily accessible.

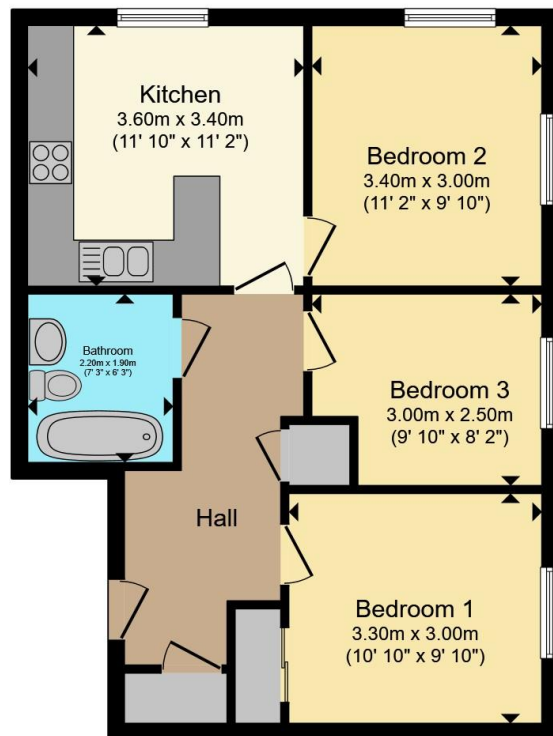
An excellent investment purchase or first-time buy, viewing is highly recommended to fully appreciate the accommodation and potential on offer.



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 56.7 m² (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
ST ALBANS AL4 9RH

EPC Rating: C

Council Tax
Band: C

Service Charge:
3355.40

Ground Rent:
312.08

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306400

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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