



Connells

Flat 12 Town Centre
Hatfield



Property Description

A well-presented two-bedroom top floor apartment, ideally situated in the heart of Hatfield and offering excellent access to Hatfield Train Station, Asda Superstore and a range of local amenities. Positioned within a modern and well-maintained development, the property benefits from lift access and an allocated parking space, making it an ideal purchase for first-time buyers, commuters and investors alike.

The accommodation is bright and spacious throughout, with a welcoming entrance hall leading to an impressive open-plan kitchen, living and dining area. The contemporary kitchen is fitted with a range of modern units and integrated appliances, while the lounge provides ample space for relaxing and entertaining. French doors open onto a private balcony, offering an attractive outdoor space to enjoy.

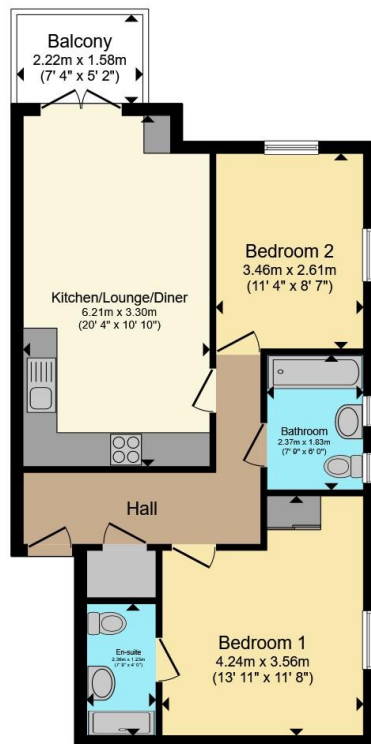
The generous principal bedroom features a modern en-suite shower room and plenty of space for bedroom furniture. A second well-proportioned double bedroom is served by a stylish family bathroom, making the layout ideal for couples, sharers or those working from home.

Further benefits include double glazing, electric heating, secure communal areas, lift service to all floors and an allocated parking space. Properties in this convenient central location are always in high demand, and an internal viewing is highly recommended.

Buyers 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 59.8 m² (644 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

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax
Band: C

Service Charge:
2500.00

Ground Rent:
250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307835

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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