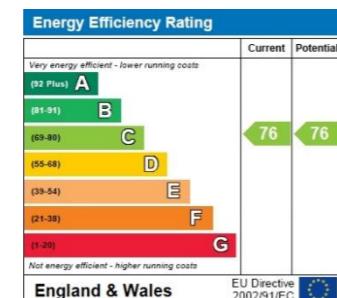


Approx. Gross Internal Floor Area 594 sq. ft / 55.18 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 purpose. The agent has not had sight of the Title documents.

Referenced 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

particular 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.

## Malting Mead, Hatfield Share of Freehold Guide Price £299,995



A well maintained two bedroom first floor apartment set within an exclusive development in Malting Mead, Hatfield. Offering own garage and gated private parking, balcony, share of freehold with no ground rent, fitted kitchen and generous built in storage.

- Two Bedroom First Floor Apartment
- Private Gated Parking & Own Garage
- Gas Central Heating
- Share Of Freehold
- Spacious Lounge With Balcony Access
- Fitted Kitchen With Integrated Appliances
- Two Bedrooms With Built In Storage
- Quiet Yet Convenient Hatfield Location



# Malting Mead, Hatfield



# Malting Mead, Hatfield

## Entrance Hall

Welcoming entrance hall with access to all rooms. With a storage cupboard and a airing cupboard as well as loft access and a gas radiator

## Lounge

A bright and spacious living area, ideal for both relaxing and entertaining. It is dual aspect, and as such benefits from lots of natural light. The room comfortably accommodates a range of seating and dining furniture. Sliding glass doors open directly onto the private balcony, enhancing the sense of space and providing an attractive indoor-outdoor flow. The balcony has views of the well-maintained gardens, partially rewilded but maintained throughout both winter and summer. The front window overlooking the front aspect has a view of cherry blossom trees. There is a gas radiator.

## Kitchen

The kitchen is thoughtfully designed and fitted with a range of modern wall and base units offering ample storage. There is space for a range of appliances such as fridge/freezer, fan oven and gas hob, washing machine and dishwasher. Tiled flooring and splashback with a stainless-steel sink and extractor fan. With a window to the rear aspect.

## Bedroom One

A generously sized double bedroom offering a calm and comfortable environment. The window to the front aspect is large, and as such, there is lots of natural light. Built in storage provides excellent wardrobe space, allowing for a clutter free layout while still leaving ample room for additional bedroom furniture. There is a gas radiator.

## Bedroom Two

A well-proportioned second bedroom, ideal for use as a guest bedroom or home office. The room also benefits from built in storage and offers flexibility to suit a variety of needs. With window overlooking front aspect and a gas radiator.

## Family Bathroom

Well sized family bathroom featuring a large bath with shower over, WC and vanity basin. The room is enhanced by a window, allowing for natural light and ventilation. With a gas radiator.

## Description

Located within the sought after and exclusive Malting Mead development in Hatfield, this well maintained two bedroom second floor apartment offers comfortable and convenient modern living.

The property benefits from its own garage & private gated parking. It has a share of the freehold with no ground rent, making it an attractive long-term investment or ideal home. Internally, the apartment is thoughtfully laid out with a bright and spacious lounge opening onto a private balcony, perfect for relaxing or entertaining. The entire apartment benefits from large windows which allow for lots of natural light. This apartment feels spacious and comfortable.

The kitchen is well appointed with a range of fitted units and appliances, and both bedrooms are generously sized. Both bedrooms benefit from built in storage. A family bathroom completes the accommodation, featuring a large bath with shower over, additional storage and a window providing natural light and ventilation.

Situated within a quiet residential setting, this apartment is very conveniently placed for local amenities. It is walking distance from Hatfield town centre, and it is a 5-minute walk to Hatfield Station. It is also close to numerous green spaces, including Hatfield House - it is in the catchment for residents' membership of Hatfield House's beautiful grounds. This apartment offers a rare combination of space, privacy, practicality and desirability.

## Further Details

The property is Share of Freehold  
Council Tax Band - Band C

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**